



A stunning period style semi-detached property occupying a prime position on Clifton Avenue with generous rear garden. The home offers a spacious, well proportioned and versatile layout spread over three floors with FIVE BEDROOMS, TWO RECEPTION ROOMS, SUPERB OPEN PLAN KITCHEN/DINER & CONSERVATORY EXTENSION. An ideal purchase for family requirements with beautifully upgraded accommodation which is complemented by a clever blend of upgraded fixtures and fittings and impressive character features. The owners have recently redecorated a number of rooms, whilst a beautiful and generous refitted family bathroom further adds to the home's overall appeal. An internal viewing truly is essential to appreciate the combined space and quality of accommodation on offer. The home is warmed by gas central heating, features uPVC double glazing, includes a secure burglar alarm system, whilst in brief the layout comprises: entrance porch through to a spacious and inviting entrance hall with stairs to the first floor and access to both reception rooms, the bay fronted lounge incorporating a stunning slate tiled chimney breast with inset multi-fuel log burner, the rear reception room also featuring a tiled chimney breast and inset multi-fuel log burner. The open plan kitchen/dining room is fitted with units to base and wall level and allows an enviable place to entertain family and friends, whilst linking to a useful ground floor cloakroom/WC and the generous conservatory extension.

Clifton Avenue, TS26 9QW
5 Bed - House - Semi-Detached
£339,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

To the first floor from the half landing is access to the generous family bathroom and useful laundry room. The main landing gives access to three bedrooms, the third bedroom currently being used as a home office with fitted furniture and storage, an ideal room for those working from home. To the second floor are two further bedrooms, with a large front bedroom offering ample bed and seating areas. Externally is a low maintenance front with a driveway providing useful off street parking whilst leading to the garage. To the rear is a generous garden with lawn and patio areas. A pleasant summerhouse, sound room with mezzanine floor and storage shed are included in the asking price.

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via large panelled entrance door, beautiful tiled flooring, access to entrance hall.

ENTRANCE HALL

A deep and inviting entrance hall incorporating attractive engineered wood flooring, spindled staircase to the first floor with newel post and useful under stairs storage cupboard, access to both reception rooms and kitchen/diner.

FAMILY LOUNGE

17' into bay x 16'4 (5.18m into bay x 4.98m)

A generous family lounge with large uPVC double glazed bay window to the front aspect, feature chimney breast with stunning slate tiling, beautiful fire surround and cast iron multi-fuel fire, matching engineered wood flooring.

REAR RECEPTION ROOM

14'9 x 13'11 (4.50m x 4.24m)

Ideal for use as an additional reception room, beautiful tiled chimney breast with inset multi-fuel fire, stripped wood flooring, door to conservatory.

OPEN PLAN KITCHEN/DINER

30'3 x 11' (9.22m x 3.35m)

A beautiful open plan kitchen/diner incorporating a range of cream 'shaker' style units to base and wall level with contrasting work surfaces, recess for free standing range cooker with extractor hood over (range can be included by separate negotiation), integrated fridge and separate freezer, integrated dishwasher, beautiful tiled flooring, access to DINING AREA: matching tiled flooring, expensive brick effect tiling to walls, uPVC double glazed patio doors to the rear garden, uPVC double glazed doors to the conservatory.

GROUND FLOOR CLOAKROOM/WC

Low level WC in white, inset wash hand basin with mixer tap.



CONSERVATORY

22'4 x 10'9 (6.81m x 3.28m)

Currently used as additional sitting/dining room and allowing a pleasant transition between the home and garden via French doors, expensive brick effect tiling to walls.

FIRST FLOOR

HALF LANDING

Access to both the family bathroom and first floor laundry room.

FAMILY BATHROOM/WC

11'1 x 10'11 (3.38m x 3.33m)

Recently upgraded with a luxurious four piece suite and chrome fittings comprising: free standing 'roll-top' style bath, corner shower, pedestal wash hand basin and wall mounted WC, attractive tiling to splashback areas, wall mounted illuminated vanity mirror with built-in radio included.

LAUNDRY ROOM

12'2 x 7'1 (3.71m x 2.16m)

Offering a variety of uses, but currently used as a first floor laundry room with two access doors, fitted worktops, space for appliances.

MAIN LANDING

A spacious main landing offering possible study area with access to three bedrooms, spindled staircase to the second floor.

BEDROOM ONE

14'1 x 14'2 (4.29m x 4.32m)

A good sized master bedroom with two uPVC double glazed windows to the front aspect, attractive feature fire surround, built-in double wardrobe to alcove.

BEDROOM TWO

14'9 x 13'10 (4.50m x 4.22m)

A generous second bedroom with uPVC double glazed window to the rear aspect, attractive feature fire surround, built-in double wardrobe to alcove.

HOME OFFICE/BEDROOM THREE

10'7 x 7'8 (3.23m x 2.34m)

Currently used as a home study with fitted furniture incorporating desk, drawers and storage.

SECOND FLOOR

HALF LANDING

Double glazed Velux window to the rear aspect, stairs to the second floor main landing.

MAIN LANDING

Built-in storage cupboard, access to bedrooms four and five.

BEDROOM FOUR

22'4 x 14' (6.81m x 4.27m)

Large bedroom ideal for use as a teenager's suite, whilst enjoying a high degree of natural light from two double glazed 'Velux' style windows, uPVC double glazed window, attractive cast iron fire surround, feature wall with attractive tiling.



BEDROOM FIVE

14'1 x 11'10 (4.29m x 3.61m)

Currently used as a home studio with attractive fire surround and uPVC double glazed 'dormer' style window to the rear aspect incorporating access to eaves storage area.

OUTSIDE

The property features a low maintenance front with useful off street parking, whilst leading to the attached garage. The generous enclosed rear garden incorporates patio and lawned areas, whilst including a useful timber storage shed, pleasant summerhouse, external sound room with mezzanine floor and attached log storage area.

GARAGE

Accessed via an up and over door to the front, personal door from the rear garden, electric light, power points, overhead storage space.





OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Clifton Avenue

Approximate Gross Internal Area
3054 sq ft - 287 sq m
(Including Garage)



ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEY

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements include doors, windows, fittings and appliances, their
size and location, are approximate only. They cannot be regarded as
being a representation by the seller, nor their agent.
Produced by Patterplans Ltd 2020

Energy Efficiency Rating	
Current	Potential
77	77

Environmental Impact (CO ₂) Rating	
Current	Potential

DURHAM SALES & LETTINGS OFFICE

DURHAM CITY

1 Old Elvet
DH1 3HI

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonsls.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

DARLINGTON

7 Duke Street
DL3 7RX

T: 01325 484440

E: info@robinsonsdarlington.co.uk

MIDDLESBROUGH

26 Stokesley Road
TS7 8DX

T: 01642 313666

E: info@robinsonsmiddlesborough.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

STOCKTON

21 Bishop Street
TS18 1SY

T: 01642 607555

E: info@robinsonstockton.co.uk

REGIONAL LETTING & MANAGEMENT CENTRE

DURHAM CITY

14 West Terrace
DH6 4HP

T: 0191 383 9994 (option 2)

T: 0191 383 9994 (option1) (Lettings)

E: admin@robinsonslettings.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

EDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonsedgfield.co.uk

HARTLEPOOL

106 York Road
TS26 9DE

T: 01429 891100

E: info@robinsonshartlepool.co.uk

INGLEBY BARWICK

Barwick Lodge
TS17 0RH

T: 01642 762944

E: info@robinsonsbarkwick.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS