

THORNFIELD ROAD, LINTHORPE, MIDDLESBROUGH, TS5 5BZ



- ▲ Much Loved & Well Looked After Home
- ▲ Full of Character
- ▲ Great Size Private Rear Garden
- ▲ Family Friendly Layout

- ▲ Off Street Parking & Integral Garage
- ▲ Four Double Bedrooms
- ▲ West Facing Balcony
- ▲ Gas Central Heating with a Combi Boiler

£260,000

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Properties like this don't come up often, but when they do, they don't hang around for long. With good schooling in the area, it's the perfect family home!

Notable features include gas central heating with a combi boiler, off street parking with an integral garage, great size private rear garden with a patio and lawn, three reception rooms, much loved character remains in the property with cast iron fireplaces and a west facing balcony.

The property comprises entrance hall, two reception rooms, L' shaped kitchen/dining room, and integral garage. On the first floor there are three double bedrooms, large storage cupboard and bathroom with a separate WC. On the second floor there is a bedroom and an office/playroom. Externally there is off street parking to the front and neat gardens both front and rear.

GROUND FLOOR

ENTRANCE HALL - 2.5m x 3.5m (8'2" x 11'6")

Solid wood entrance door with stained glass insert, staircase to the first floor, under stairs storage cupboard and radiator.

RECEPTION ROOM - 4.6m x 3.4m (15'1" x 11'2")

With open fireplace and radiator.

REAR RECEPTION ROOM - 3.4m x 4.6m (11'2" x 15'1")

With gas fire and radiator.

KITCHEN - 5.2m x 2.5m (17'1" x 8'2")

With cream wall, drawer, and floor units, roll edge worktop, freestanding four ring electric cooker, multi-coloured splashback tiles, integrated extractor fan, sink with drainer, space for under counter fridge, washing machine, dryer, and dishwasher. Radiator, woodgrain effect vinyl flooring and internal door to the garage.

DINING ROOM - 4.2m x 2.2m (13'9" x 7'3")

With UPVC door to the rear garden and woodgrain effect laminate flooring.

TO VIEW: Tel: **01642 254222**
64-66 Borough Road, Middlesbrough, TS1 2JH

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FIRST FLOOR

LANDING - With stairs leading to the second floor, hardwood door opening to the west facing balcony and storage cupboard.

BEDROOM ONE - 4.6m x 3.5m (15'1" x 11'6")

Fireplace with surround, radiator, and storage cupboard.

BEDROOM TWO - 3.5m x 4.6m (11'6" x 15'1")

With radiator and storage cupboard.

BEDROOM THREE - 2.4m x 4.4m (7'10" x 14'5")

With radiator.

LARGE WALK-IN STORAGE CUPBOARD - 1

WC - With close coupled WC.

BATHROOM - 2.6m x 2.5m (8'6" x 8'2")

Comprising pedestal wash hand basin with mixer tap, bath, shower cubicle, chrome towel radiator, storage cupboard, tiled walls and floor and extractor fan.

SECOND FLOOR

LANDING AREA - With skylight.

BEDROOM FOUR - 5.2m x 4.2m (17'1" x 13'9")

With two radiators and two Velux windows.

OFFICE/STUDY - 2.3m x 4.2m (7'7" x 13'9")

With radiator and Velux window.

EXTERNALLY

PARKING & GARAGE - To the front there is off street parking for multiple cars on a block paved driveway leading to a garage.

GARDENS - Open plan lawned front garden with shrubbery. To the rear there is a fence enclosed garden with patio and lawn.

AGENTS REF: - TM/LS/COU100298/10042024

Council Tax Band: C **Tenure:** Freehold

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81 Thornfield Road



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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