

## THORNFIELD ROAD, LINTHORPE, MIDDLESBROUGH, TS5 5DB



- ▲ Chain Free Sale
- ▲ All Behind the Scenes Work Carried Out Providing a Solid Family Home to Decorate as You Please
- ▲ Triple Glazed French Doors & UPVC Double Glazed Windows
- ▲ Extension Provides a Ground Floor Bedroom with En-Suite as Well as Current Hobby Room & Utility Room that Could be Utilised as a Kitchen
- ▲ Solid Accoya Hardwood Door Designed to be Very Weather Resistant
- ▲ Double Garage with a Up & Over Electric Door
- ▲ Alarmed & CCTV to be Included
- ▲ West Facing Enclosed & Private Rear Garden
- ▲ Restrict 50 Year Guarantee Garage Roof Full Damp Course Undertaken in Recent Years
- ▲ Catchment Area for Macmillan School (Ofsted Rated Good)
- ▲ Lead Pipes Removed
- ▲ Plastic Pipe Conversion Provides Filtered Water
- ▲ A-Rated Modern Worcester Bosch Back Boiler with a 208 Litre Pressurised Water Tank That's Ready to be Set Up with Solar Power
- ▲ Private Gated Access to the Alleyway Providing Access to the Double Garage
- ▲ Loft Room Currently Utilised as a Bedroom but Not up to Regs

**£300,000**

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With ample living space this home will perfectly suit a large family! Boasting nearly 2,000 square foot you're not short of space or storage in this well-located property with a west facing rear garden.

The property comprises entrance hall, dining room, L' shaped lounge/kitchen/dining room, utility room, hobby room and bedroom with en-suite. On the first floor there are three bedrooms and a family shower room and on the second floor there is a loft room currently utilised as a bedroom (No Regs) with its own en-suite shower room.

- Mains Utilities
- Gas Central Heating
- Mains Sewerage
- No Known Flooding Risk
- No Known Legal Obligations
- Standard Broadband & Mobile Signal
- No Known Rights of Way

Tenure - Freehold

Council Tax Band D

### **GROUND FLOOR**

**ENTRANCE HALL** - Solid Accoya hardwood entrance door, staircase to the first floor, anthracite cast iron style radiator and storage cupboard under the stairs.

**DINING ROOM** - With two radiators.

**LOUNGE** - With open fireplace, two radiators and French doors to the garden.

### **KITCHEN - 2.95m x 3.02m (9'8" x 9'11")**

With wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with extractor fan, and a one and a half bowl sink unit.

### **UTILITY - 3.05m x 2.97m (10' x 9'9")**

With matt black wall, drawer, and floor units, roll edge worktop, stainless steel sink, and UPVC double glazed door to the rear garden.

**LOUNGE/RECEPTION ROOM** - With radiator and triple glazed French doors to the rear garden.

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

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## **BEDROOM - 3.05m x 3.02m (10' x 9'11")**

With radiator.

**GROUND FLOOR EN-SUITE** - Comprising close coupled WC with hidden cistern, vanity wash hand basin with mixer tap, bath with overhead shower extension, radiator, storage cupboard and tile effect lino flooring.

## **FIRST FLOOR**

**LANDING** - With storage cupboard and stairs leading to the second floor.

**SHOWER ROOM** - Comprising close coupled WC, pedestal wash hand basin, walk-in shower, storage cupboard with sliding doors, part tiled walls, radiator, spotlights, and extractor fan.

## **BEDROOM ONE - 4.24m x 3.6m (13'11" x 11'10")**

With radiator and wardrobe with sliding doors.

## **BEDROOM TWO - 3.58m (11'9") x 3.28m (10'9") into bay window**

With radiator and wardrobe with sliding doors.

## **BEDROOM THREE - 3.02m x 2.54m (9'11" x 8'4")**

With radiator and storage cupboard.

## **SECOND FLOOR**

### **LANDING AREA**

**LOFT ROOM** - Utilised as a bedroom for 30+ years. Radiator and two skylights.

**EN-SUITE** - Comprising close coupled WC with hidden cistern, wall mounted wash hand basin and walk-in shower cubicle.

## **EXTERNALLY**

**GARDENS** - To the front there is a private gated entrance with stone garden and pathway leading to the entrance door. To the rear there is a private enclosed west facing garden with a block paved patio area.

**DOUBLE GARAGE** - With electric up and over door and accessed via alleyway.

**AGENTS REF:** - TM/LS/GBH240014/23042024

**Council Tax Band:** D      **Tenure:** Freehold

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Tel: **01642 254222**





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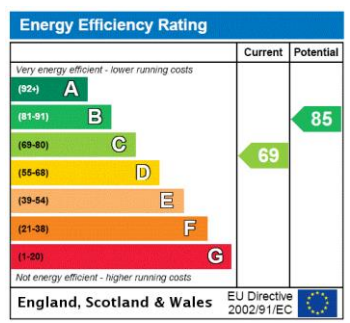
GROUND FLOOR
1ST FLOOR
2ND FLOOR

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property consultants

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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