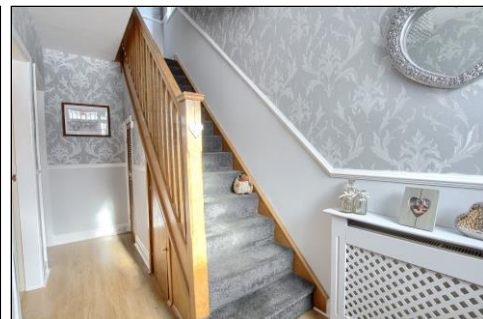


## WESTMINSTER ROAD, LINTHORPE, MIDDLESBROUGH, TS5 6ND



- ▲ A Good Looking 1930's Semi Detached House with Three Bedrooms
- ▲ Modernised, Improved & The Perfect Place for a Young Couple or First Time Buyer
- ▲ UPVC Double Glazing, Central Heating with a Combi Boiler & Security Alarm System
- ▲ Front Sitting Room & Separate Rear Lounge/Diner

- ▲ Smart Modern Soft Cream Coloured High Gloss Kitchen Units & Modern White Bathroom Suite
- ▲ The Rear Garden Has a Couple of Decked Patios, Lawn & is a Nice Place to Spend Your Time

**£155,000**

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A brilliant launching pad for a young couple or first-time buyers, this good looking, attractively presented and improved 1930's semi is ideal for someone who wants to settle into somewhere quickly.

It's had some 'Big Ticket' jobs done in recent years, including, living room log burner, smart modern kitchen with high gloss handleless doors and some built-in appliances, replacement light oak interior doors, modern white bathroom suite, UPVC double glazing, security alarm & gas central heating with a Baxi combi boiler (7 years remain on the warranty). The loft space has been boarded out, it has electric, light and a pull-down loft ladder.

Comprising entrance hall, front sitting room, rear lounge/dining room with a log burner and kitchen on the ground floor. The first floor has three bedrooms and bathroom. Outside, the rear garden is a nice place to spend your time and has a couple of decked patio areas, lawn and timber garden shed with electric and lighting.

### GROUND FLOOR

**ENTRANCE HALL** - Black composite entrance door, staircase to the floor with under stairs storage cupboard (which also houses the combination boiler) and a separate utility meter cupboard. Woodgrain effect laminate flooring and radiator with decorative cover.

**FRONT SITTING ROOM** - 3.89m (12'9") into depth of bay window x 3.48m (11'5") into depth of chimney breast alcoves  
With radiator and modern and recently installed log burner with tiled slate and inlay and oak surround.

**REAR LOUNGE/DINING ROOM** - 5.33m (17'6") into depth of alcoves x 4.17m (13'8") into depth of rear facing bay window and reducing to 2.5m (8'2") in the Dining Area  
Flame effect electric fire with micro marble hearth and matching inlay with oak reproduction style surround. Two radiators, woodgrain effect laminate flooring and connecting door into .....

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

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## WESTMINSTER ROAD, TS5 6ND

### **KITCHEN - 3.35m x 2.29m (11' x 7'6")**

Fitted in recent years with a really smart range of modern soft cream coloured high gloss style wall, drawer and floor cupboards with handle-less doors, oak block effect roll edge work surfaces with powder blue coloured metro tile splash backs and a white enamel single drainer sink unit with mixer taps. Black double over with extractor canopy. Space for fridge freezer and washing machine. Woodgrain effect laminate flooring and UPVC exterior door with double glazed insert.

### **FIRST FLOOR**

**LANDING** - With access to the boarded loft space with pull down ladder, electric supply and lighting laid on.

**BEDROOM ONE - 4.1m (13'5") into depth of bay window x 3.15m (10'4") into depth of chimney breast alcoves**  
Built-in wardrobe and radiator.

**BEDROOM TWO - 3.48m x 3.12m (11'5" x 10'3")**  
With radiator.

**BEDROOM THREE - 2.1m x 2.1m (6'11" x 6'11")**  
Built-in wardrobe, woodgrain effect laminate flooring and radiator.

**BATHROOM** - Attractive modern white three-piece suite comprising panelled bath with thermostat mixer shower and side screen, pedestal wash hand basin and dual flush close couple WC. Co-ordinated fully tiled walls, tiled floor and chrome towel radiator.

### **EXTERNALLY**

**GARDENS & PARKING** - The front garden has lawn and low garden wall. There is a shared access side driveway and access to the enclosed rear garden with two timber decked patio areas, lawn, nicely planted flowerbeds and a timber garden shed with electric supply and lighting laid on.

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

**AGENTS REF:** - TM/LS/MID200273/15032024

**Council Tax Band:** B      **Tenure:** Freehold

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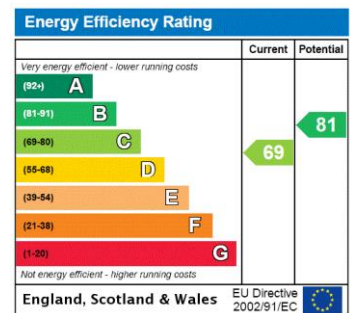


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