

## AYSGARTH ROAD, LINTHORPE, MIDDLESBROUGH, TS5 5DQ



- ▲ A Spacious Bay Fronted Terrace House
- ▲ Nicely Positioned in a Short Terrace Off Rockliffe Road
- ▲ 21ft x 19ft Double Garage and Westerly Facing Garden at the Rear
- ▲ UPVC Double Glazed Windows & Composite Front Door
- ▲ Central Heating with a Quality Worcester Combi Boiler
- ▲ Through Lounge/Dining Room & Conservatory
- ▲ The Large Loft Room Offers Useful Additional Space

**£140,000**

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A most welcome addition to what is currently available in the area, this bay fronted terrace house has a good size interior and a family friendly layout.

Nicely positioned in a short terrace just off Rockliffe Road, you're within close walking distance of Linthorpe Village, Roman Road shops and Linthorpe Community Primary School.

Other notable attractions include UPVC double glazing, central heating with a quality Worcester combi boiler, a sunny westerly facing garden and a 21ft x 19ft garage at the rear.

Comprising entrance hall, through lounge/dining room, conservatory, and kitchen. The first floor has two bedrooms and bathroom with a modern white suite. The large loft room accessible via the study on the first floor.

**GROUND FLOOR**

**ENTRANCE HALL - 4.45m x 1.85m (14'7" x 6'1")**

With wood entrance door, staircase to the first floor and radiator.

**LOUNGE DINER - 7.14m x 3.4m (23'5" x 11'2")**

With radiator.

**KITCHEN - 1.96m x 6.86m (6'5" x 22'6")**

Oak effect wall, drawer, and floor units with roll edge worktop and a one and a half bowl stainless steel sink unit. Electric oven and electric hob with integrated extractor unit. Space for fridge freezer, radiator, splashback tiles and tiled floor.

**FIRST FLOOR**

**LANDING - 2.82m x 2.13m (9'3" x 7')**

**BEDROOM ONE - 3.56m x 3.5m (11'8" x 11'6")**

With built-in wardrobes and radiator.

**BEDROOM TWO - 3.5m x 3.73m (11'6" x 12'3")**

**STUDY - 2.29m x 2.13m (7'6" x 7')**

With radiator and access to the loft room.

**LOFT ROOM - 5.44m x 3.63m (17'10" x 11'11")**

**TO VIEW: Tel: 01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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## **EXTERNALLY**

**GARDEN** - To the rear there is a neat, fence enclosed garden laid to lawn.

**DOUBLE GARAGE**

**AGENTS REF:** - TM/LS/MID220591/09092022

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

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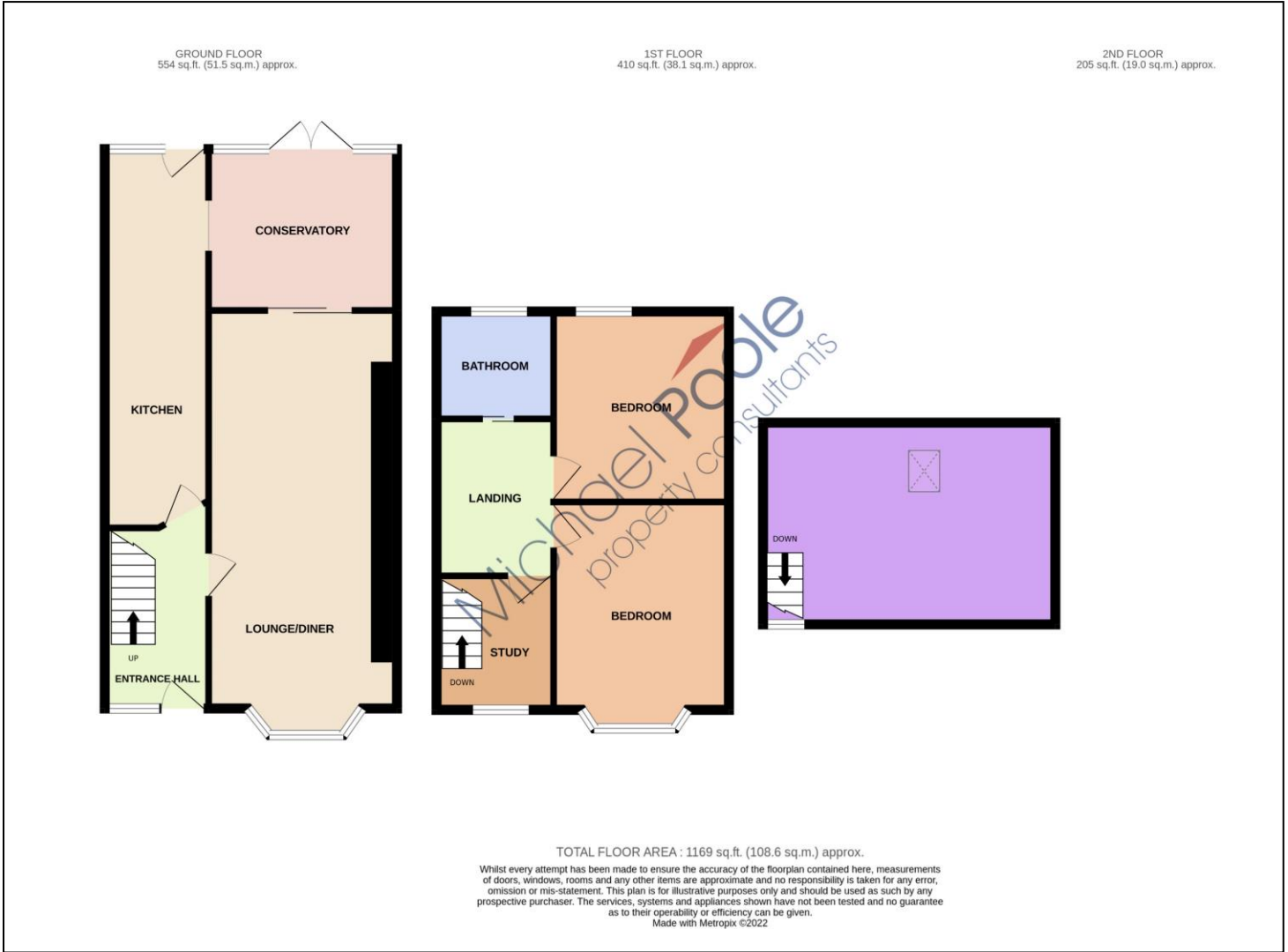
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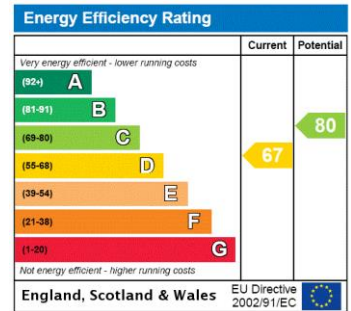
A photograph of the exterior of a Michael Poole property consultants storefront at night. The building has a blue illuminated sign that reads "Michael Poole property consultants". The storefront features large glass windows displaying various property listings and information. The interior is lit up, and the overall scene is illuminated by the blue neon light and the warm interior lights.

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