

OTTAWA ROAD, LONGLANDS, MIDDLESBROUGH, TS4 2ND



- ▲ Central Heating System with a Recently Installed Combi Boiler
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Garage to the Rear
- ▲ Two Separate Reception Rooms
- ▲ Three Bedrooms

£136,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



A loving three bedroom semi-detached home featuring a recently installed combi boiler, log/coal burner, retiled main roof and garage to the rear.

Features include central heating system with a recently installed combi boiler, retiled main roof, block paved front yard, UPVC double glazed windows and exterior doors, three bedrooms and a modern bathroom.

GROUND FLOOR

ENTRANCE HALL - 4.67m x 2.18m (15'4" x 7'2")

UPVC entrance door with double glazed insert, radiator with cover over, staircase to the first floor, storage cupboard and woodgrain effect laminate flooring.

SITTING ROOM - 3.63m x 3.3m (11'11" x 10'10")

With log and coal burner, radiator, and woodgrain effect laminate flooring.

DINING ROOM - 3.58m (11'9") increasing to 4.67m (15'4") x 3.53m (11'7")

With radiator and woodgrain effect laminate flooring.

KITCHEN - 3.76m x 2.2m (12'4" x 7'3")

White wall, drawer, and floor units, wood block effect roll edge worktop, electric oven, four ring electric hob with stainless steel extractor fan, splashback tiles, sink with mixer tap, space for washing machine, integrated fridge and access to the rear garden.

FIRST FLOOR

LANDING - 2.03m x 2.67m (6'8" x 8'9")

With access to the partially boarded loft and woodgrain effect laminate flooring.

BEDROOM ONE - 2.6m x 3.25m (8'6" x 10'8")

Fitted wardrobes with sliding doors, woodgrain effect laminate flooring and radiator.

BEDROOM TWO - 2.92m x 3.53m (9'7" x 11'7")

Built-in wardrobes with sliding doors, storage cupboard and woodgrain effect laminate flooring.

BEDROOM THREE - 2.24m x 2.03m (7'4" x 6'8")

With radiator and woodgrain effect laminate flooring.

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

www.michaelpoole.co.uk



OTTAWA ROAD, TS4 2ND



BATHROOM - 1.68m x 2m (5'6" x 6'7")

Modern white three-piece suite comprising close coupled WC, pedestal wash hand basin, bath with Triton electric shower unit, chrome towel radiator, woodgrain effect laminate flooring and cupboard housing the Main combi boiler.

EXTERNALLY

The front of the property is block paved and to the rear there is an enclosed yard with access to the double garage with electric garage door.

AGENTS REF: - TM/LS/MID230099/27022023

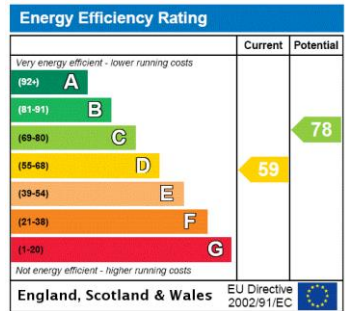
Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Middlesbrough office on
Tel: 01642 254222





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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