

LANCASTER ROAD, LINTHORPE, MIDDLESBROUGH, TS5 6PF



- ▲ Offered For Sale with The Benefit of NO ONWARD CHAIN
- ▲ An Extended Three Bedroom Semi Detached Property
- ▲ Nicely Positioned Within This Popular Linthorpe Setting
- ▲ Well Placed for Access to Schooling & Shopping Facilities
- ▲ Bay Fronted Lounge with A Feature Living Flame Effect Gas Fire
- ▲ Spacious Dining Room with French Doors to The Rear Garden
- ▲ Refitted Kitchen with A Modern Range of Fitted Units & Built-In Oven Hob
- ▲ Bathroom With White Three Piece Suite
- ▲ Recent Full External Roof, Gas Central Heating System Via Recent Combination Boiler & Double Glazing
- ▲ Gardens to Front & Rear
- ▲ Driveway & Garage

£140,000

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GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE - 3.5m (11'6") x 4.62m (15'2") into bay window

DINING ROOM - 5.33m (17'6") reducing to 3.56m (11'8") x 3.6m (11'10") reducing to 2.62m (8'7")

KITCHEN - 2.24m x 3.38m (7'4" x 11'1")

FIRST FLOOR

LANDING

BEDROOM 1 - 3.23m (10'7") x 4.45m (14'7") into bay window

BEDROOM 2 - 3.18m x 3.73m (10'5" x 12'3")

BEDROOM 3 - 1.93m x 2.57m (6'4" x 8'5")

BATHROOM - 2.16m x 2.2m (7'1" x 7'3")

EXTERNALLY

GARDENS & PARKING

Front garden with gravel area and driveway providing off road parking leading to brick built attached Garage. Enclosed westerly facing rear garden laid to lawn with patio area.

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

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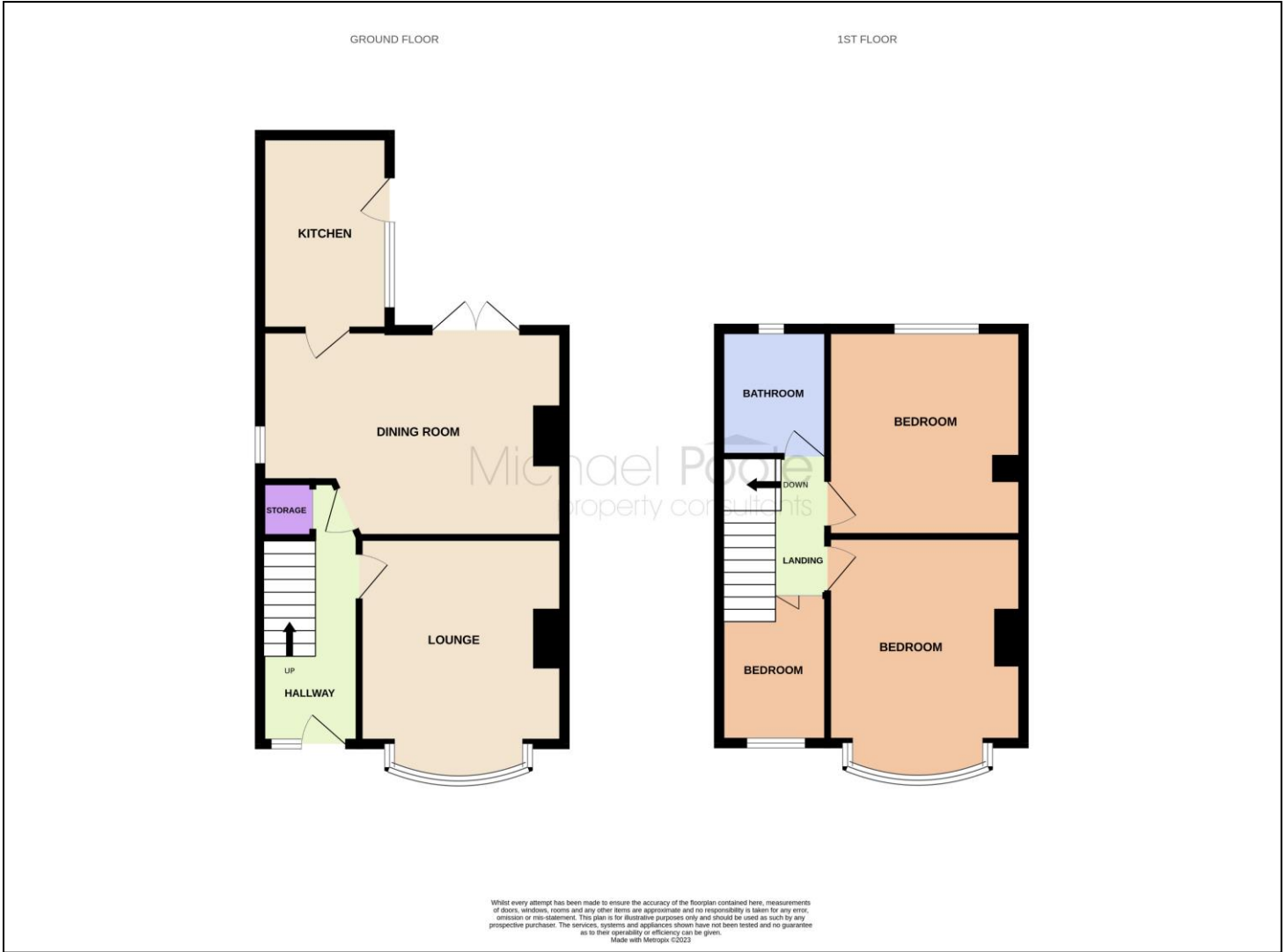
AGENTS REF: - JF/GD/MID230122/17072023

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

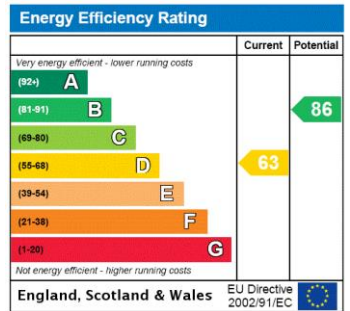
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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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.



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