

# OXFORD ROAD, LINTHORPE, MIDDLESBROUGH, TS5 5EA



- ▲ An Impressive First Floor Flat Full of Character, Offered For Sale with NO ONWARD CHAIN & LONG REMAINING LEASE
- ▲ Nicely Situated in this Popular Linthorpe Location, Offering Excellent Access to the Local Amenities & Transport Links
- ▲ Providing A Spacious Bay Fronted Lounge with Log Burning Stove Set in A Feature Surround

- ▲ Kitchen Breakfast Room with A Good Range of Fitted Wall & Base Units & Built-In Oven & Hob
- ▲ Two Double Bedrooms & Bathroom with White Three Piece Suite & Separate WC
- ▲ Enclosed Rear Garden Space with Gated Off Road Parking
- ▲ Gas Central Heating System & Double Glazing

**£84,995**

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**FIRST FLOOR**

**LANDING**

**LOUNGE - 3.81m x 4.30m (12'6" x 14'1")**

**KITCHEN - 3.04m x 4.17m (10' x 13'8")**

**BEDROOM ONE - 3.21m x 4.17m (10'6" x 13'8")**

**BEDROOM TWO - 2.41m x 4.30m (7'11" x 14'1")**

**BATHROOM - 2.64m x 1.97m (8'8" x 6'6")**

**WC**

**EXTERNALLY**

**GARDEN & PARKING** - External staircase access from kitchen leading to an enclosed outdoor garden space with gated access for off road parking.

**AGENTS REF:** - TM/LS/MID230315/19062023

**Council Tax Band:** A      **Tenure:** Leasehold

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

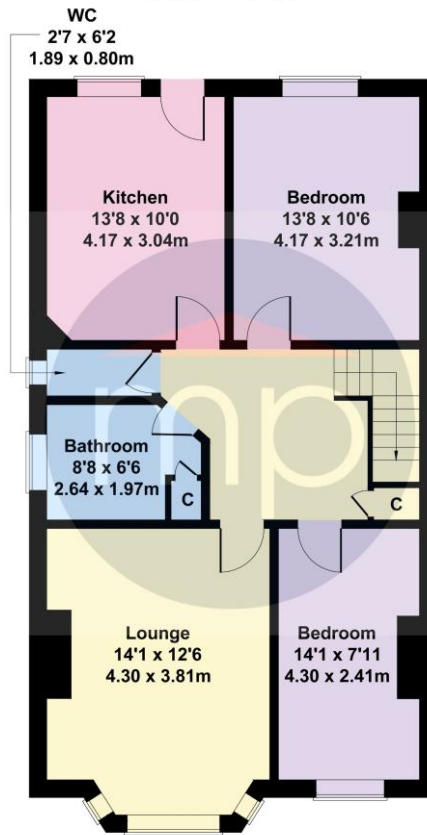
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64-66 Borough Road, Middlesbrough, TS1 2JH

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### 123A Oxford Road

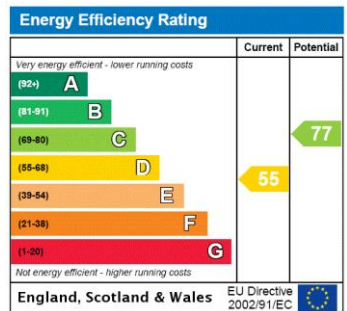
Approximate Gross Internal Area  
818 sq ft - 76 sq m



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

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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