

DRESSER LANE, LINTHORPE, MIDDLESBROUGH, TS5 5DR



- ▲ Master Bedroom with En-Suite
- ▲ Converted Garage Gives You a Handy Utility Room & Snug Lounge
- ▲ Gas Central Heating & Combi Boiler
- ▲ South Facing Rear Garden
- ▲ 24ft x 10ft Kitchen Diner
- ▲ Off Street Parking with Scope to Add More Spaces
- ▲ Good Schooling & Shops a Five-Minute Walk Away

£215,000

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Enjoying a good location on a close-knit community road, this a great family home to grow into! With a good-size South facing rear garden, gas central heating with a combi boiler, converted garage giving you a snug/lounge and a utility room.

Other notable features include master bedroom with en-suite and off street parking with scope to add more parking spots.

The property comprises entrance hall, lounge, snug lounge, and 24ft x 10ft kitchen/diner/utility room. On the first floor there are four bedrooms, master having an en-suite and there is a family bathroom.

GROUND FLOOR

ENTRANCE HALL - 4.42m x 1.98m (14'6" x 6'6")

With black composite entrance door, stairs leading to the first floor and wood grain effect laminate flooring.

LOUNGE - 4.78m x 3.15m (15'8" x 10'4")

With radiator, electric flame effect fire and wood grain effect laminate flooring.

SNUG/LOUNGE - 2.34m x 2.57m (7'8" x 8'5")

Radiator and wood grain effect laminate flooring.

W.C. - 1.57m x 0.84m (5'2" x 2'9")

With closed coupled toilet, vanity washbasin and mixer tap, wood grain effect laminate flooring, spotlights to ceiling, and extractor fan.

KITCHEN/DINER - 7.54m (24'9") x 3.05m (10') reducing to 2.67m (8'9")

With cream shaker design wall, drawer and floor units, roll edged worktops, electric oven, four ring gas hob with integrated extractor fan, one and a half bowl stainless steel sink unit, integrated fridge/freezer, two radiator, composite door leading to the rear garden and French doors also leading to the rear garden, spotlights to ceiling, and wood grain effect laminate floor.

UTILITY - 1.93m x 2.44m (6'4" x 8')

High-gloss white wall, floor and drawer units, granite effect worktop and spotlights to the ceiling.

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

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FIRST FLOOR

LANDING - With access to the loft and cupboard housing the water tank.

BEDROOM 1 - 4.34m (14'3") reducing to 3.1m (10'2") x 3.18m (10'5") extending to 3.68m (12'1")
Radiator and built-in wardrobes.

EN SUITE - 1.37m x 2.2m (4'6" x 7'3")

With a closed coupled toilet, pedestal washbasin, double shower, spotlights to ceiling, extractor fan, radiator, and laminate flooring.

BEDROOM 2 - 3.56m x 2.97m (11'8" x 9'9")

With radiator and built-in wardrobe.

BEDROOM 3 - 3.07m x 2.57m (10'1" x 8'5")

With radiator and built-in storage cupboard.

BEDROOM 4 - 2.57m x 2.62m (8'5" x 8'7")

With radiator.

BATHROOM - 2.16m x 1.65m (7'1" x 5'5")

With a closed coupled toilet, pedestal washbasin, bath with Mira electric shower unit, radiator, white tiled walls, and tile effect laminate flooring.

EXTERNALLY

To the front there is a neat open plan lawn and off-street parking for a single car. There is a fence enclosed South facing rear garden with patio, lawn and shed.

AGENTS REF: - TM/GD/MID230443/29112023

Council Tax Band: D **Tenure:** Freehold

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6 Dresser Lane

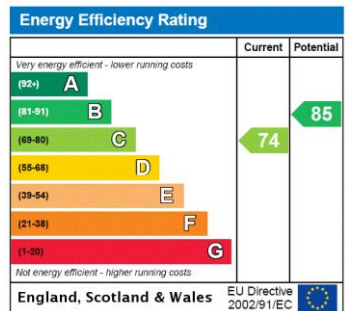


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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