

CROWLAND AVENUE, NETHERFIELDS, MIDDLESBROUGH, TS3 0SE



- ▲ Gas Central Heating with a Combi Boiler
- ▲ Ground Floor WC

- ▲ UPVC Double Glazed Windows
- ▲ Sure to appeal to both buy-to-let investors and first-time buyers.

£87,950

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Chain free sale! This end of terrace will appeal to both buy-to-let investors and first-time buyers looking to get a foot on the property ladder!

Features include a detached garage, gas central heating with a combi boiler, UPVC double glazed windows and ground floor WC.

The property comprises entrance hall, WC, lounge, and kitchen diner. On the first floor there are three bedrooms and a family bathroom. Externally there are gardens to the front and rear and a detached garage.

GROUND FLOOR

ENTRANCE HALL - With UPVC entrance door and radiator.

WC - With low level WC and wall mounted wash hand basin.

LOUNGE - 3.73m (12'3") x 4.62m (15'2") reducing to 2.92m (9'7")
With electric flame effect fire and radiator.

KITCHEN - 5.23m x 3.05m (17'2" x 10')

With light grey wall, drawer, and floor units, roll edge worktop, four ring electric hob, stainless steel sink, space for washing machine, space for fridge freezer, radiator, woodgrain effect laminate flooring, and French doors open to the rear garden.

FIRST FLOOR

LANDING - With loft access and storage cupboard.

BEDROOM ONE - 3.23m x 4.11m (10'7" x 13'6")

With radiator, woodgrain effect laminate flooring and storage cupboard.

BEDROOM TWO - 3.23m x 2.84m (10'7" x 9'4")

With radiator, woodgrain effect laminate flooring and storage cupboard.

BEDROOM THREE - 2.3m x 3.2m (7'7" x 10'6")

With radiator, woodgrain effect laminate flooring and storage cupboard.

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

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BATHROOM - 2.03m x 1.68m (6'8" x 5'6")

Comprising close coupled WC, pedestal wash hand basin, bath, and radiator.

EXTERNALLY

GARDENS - To the front there is a neat open plan garden laid to lawn with pathway to the entrance door and to the rear there is a fence enclosed garden.

GARAGE

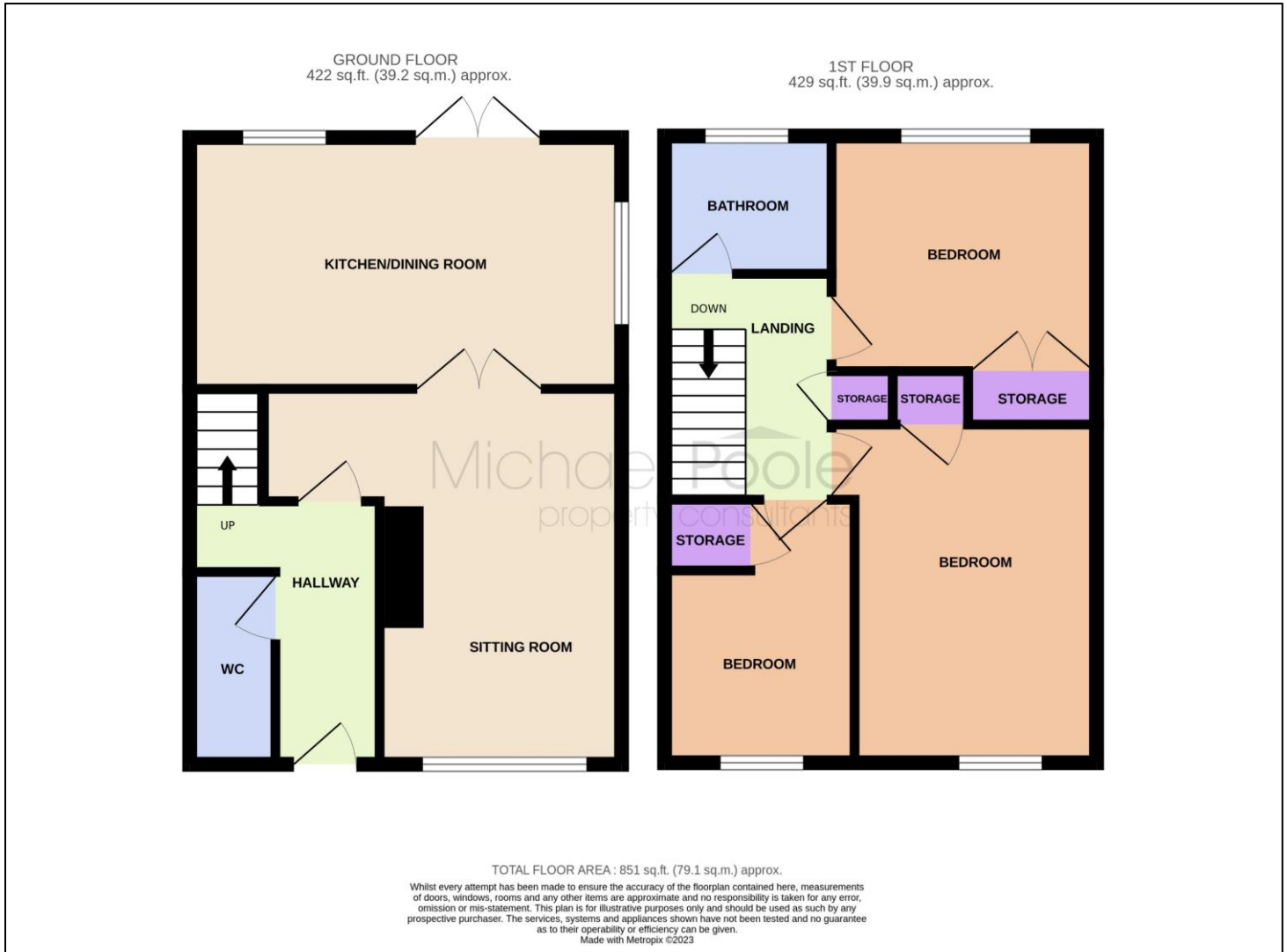
AGENTS REF: - TM/LS/MID230659/22112023

Council Tax Band: A **Tenure:** Freehold

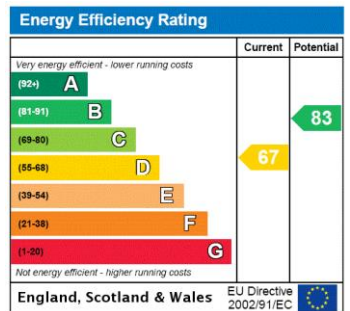
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Tel: **01642 254222**





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