

ARLINGTON ROAD, TOLLESBY, MIDDLESBROUGH, TS5 7RD



- ▲ Chain Free Sale
- ▲ Four Bedroom Semi Detached Home Requiring Some Updating
- ▲ Gas Central Heating with a Quality Baxi Combi Boiler
- ▲ UPVC Double Glazed Windows
- ▲ Two Separate Reception Rooms
- ▲ Off Street Parking & Detached Garage
- ▲ Mature & Well Stocked Rear Garden
- ▲ Ideal Family Home to Grow Into!

£209,950

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As far as four beds in Linthorpe go this one could be another lovely family home with good schooling and shops in the area it's the perfect home to make your own.

Features of the property include original wood panelling in the hallway, UPVC double glazed windows, kitchen with a walk in pantry, gas central heating with a quality Baxi combi boiler, off street parking, detached garage, four good size bedrooms, modern shower room and two separate reception rooms.

The property comprises, entrance hall, front lounge, kitchen with a breakfast room. On the first floor there are four good size bedrooms and a shower room.

GROUND FLOOR

ENTRANCE HALL - 5.82m x 2.9m (19'1" x 9'6")

With solid hardwood entrance door, staircase to the first floor, radiator and features original wood panelling.

WC

With close coupled WC and tile effect lino flooring.

LOUNGE - 4.47m x 3.66m (14'8" x 12')

With gas fire in surround and radiator.

DINING ROOM - 3.8m x 4.7m (12'6" x 15'5")

With radiator and gas fire.

KITCHEN - 3.05m x 2.67m (10' x 8'9")

With white wall, drawer, and floor units, wood block effect roll edge worktop, space for freestanding cooker, one and a half bowl sink unit, space for washing machine, space for dryer and space for fridge freezer. Walk in pantry, tiled walls and floor and connecting door to the lobby.

LOBBY

With UPVC door to the rear garden.

BREAKFAST ROOM - 2.24m x 2.74m (7'4" x 9')

With radiator and woodgrain effect laminate flooring.

FIRST FLOOR

LANDING

With loft access.

TO VIEW: Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

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BEDROOM ONE - 3.8m x 4.11m (12'6" x 13'6")

With radiator and fitted wardrobes.

BEDROOM TWO - 3.66m x 3.89m (12' x 12'9")

With radiator and storage cupboard.

BEDROOM THREE - 2.62m x 3.66m (8'7" x 12')

With radiator.

BEDROOM FOUR - 2.2m x 3.6m (7'3" x 11'10")

With radiator.

SHOWER ROOM - 2.03m x 1.6m (6'8" x 5'3")

Comprising close coupled WC, vanity wash hand basin with mixer tap, walk-in shower, tile effect cladded walls, chrome towel radiator, woodgrain effect laminate flooring and spotlights to the ceiling.

EXTERNALLY

PARKING, GARAGE & GARDENS

To the front there is off street parking for multiple cars leading to a detached garage. To the rear there is a mature private fence enclosed south facing garden with lawn, patio and overlooking fields.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

AGENTS REF: - TM/LS/MID230705/28022024

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Middlesbrough office on

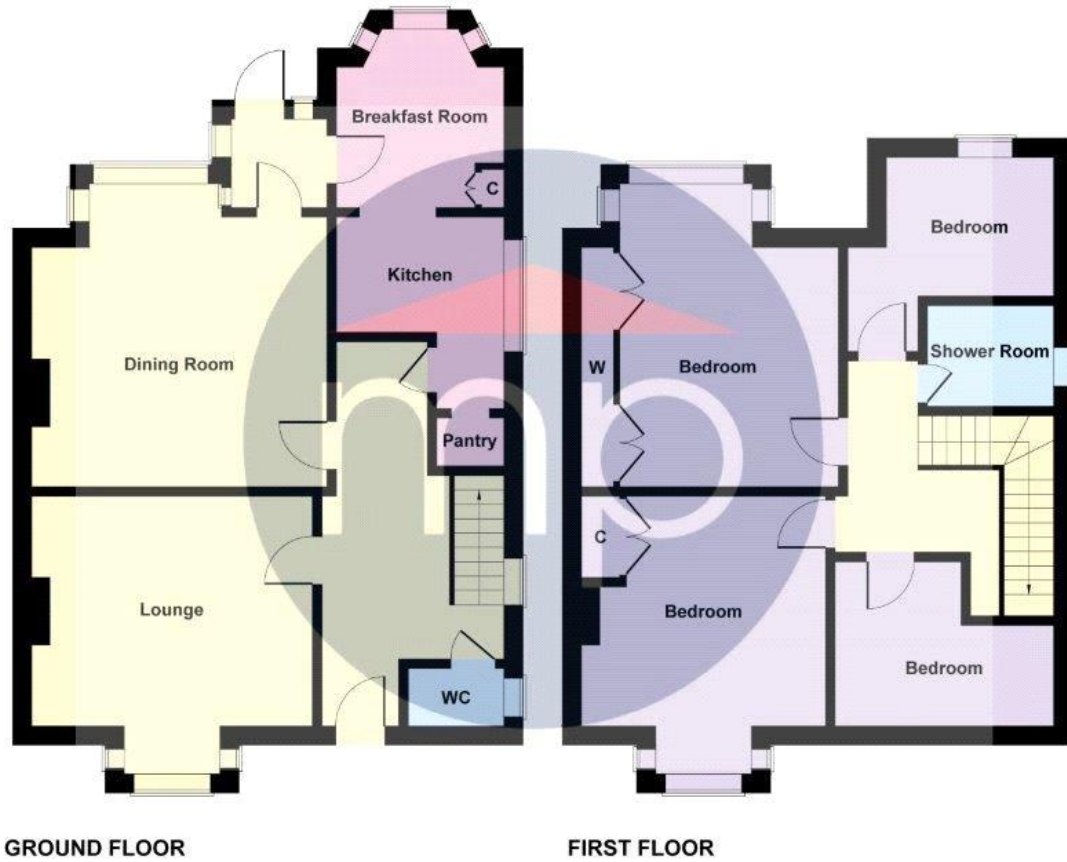
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13 Arlington Road



Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	83
England, Scotland & Wales		EU Directive 2002/91/EC 	



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