

YORK ROAD, LINTHORPE, MIDDLESBROUGH, TS5 6LJ



- ▲ A Well Presented Traditional Linthorpe Semi Detached House with Three Bedrooms
- ▲ Perfectly Suited to a Young Family or First Time Buyer
- ▲ Good Size Rear Garden with Large Patio Area & Lawn
- ▲ Lounge, Dining Room, Kitchen & Handy Downstairs Toilet

- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Central Heating with a Quality Potterton Combi Boiler
- ▲ Conveniently Placed Within Easy Reach of Middlesbrough Centre & Teesside University

£130,000

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An ideal purchase for a young family or first-time buyer, this well presented traditional style Linthorpe semi has three bedrooms and good proportions.

Location wise, it has such a lot going for it. Middlesbrough town centre, James Cook University Hospital and Teesside University Campus are all nearby and you can walk to Albert Park, Clareville Common and the Palladium shops in a few minutes.

Notable attractions include UPVC double glazed windows and exterior doors, a good size rear garden with large, paved patio, central heating with a quality Potterton combi boiler & part boarded loft space.

Comprising entrance hall, lounge, dining room, kitchen, rear lobby, and a handy downstairs toilet as well as a storage cupboard. The first floor has three bedrooms and bathroom with a white suite.

GROUND FLOOR

ENTRANCE HALL - 4m x 1.8m (13'1" x 5'11")

UPVC entrance door, stairs leading to the first floor, solid Oak flooring, storage cupboard, and a radiator.

LOUNGE - 4m x 3.7m (13'1" x 12'2")

With electric Flame effect fire and radiator.

DINING ROOM - 2.8m x 3.0m (9'2" x 9'10")

Radiator.

KITCHEN - 3.0m x 2.0m (9'10" x 6'7")

Wood grain effect wall, drawer and floor units, roll edged worktop, electric double oven with grill, four ring ceramic electric hob with an extractor fan, splashback tiles, and one and half bowl sink unit. Solid Oak flooring.

LEAN-TO

UPVC door to the rear garden, two outhouses one of which being a W.C. which has a close coupled toilet and wood grain effect vinyl flooring as well as a storage cupboard.

FIRST FLOOR

LANDING

With loft access via a drop-down ladder to the partially boarded loft space and storage cupboard.

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BEDROOM 1 - 2.7m x 3.4m (8'10" x 11'2")

With fitted wardrobes, wood grain effect laminate flooring and radiator.

BEDROOM 2 - 2.5m x 3m (8'2" x 9'10")

Radiator and storage cupboard.

BEDROOM 3 - 2.9m x 2.3m (9'6" x 7'7")

Wardrobe, radiator and wood grain effect laminate flooring.

BATHROOM - 1.6m x 2m (5'3" x 6'7")

With closed coupled toilet, pedestal wash basin and a bath with shower extension, chrome towel radiator, tiled walls and tiled effect laminate flooring.

EXTERNALLY

To the front of the property there is large hedge and blocked paved pathway leading to the front door. There is a fenced enclosed rear garden with a large patio, lawn and shed.

AGENTS REF. - TM/GD/MID230720/04032024

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

TO VIEW: Contact our Middlesbrough office on

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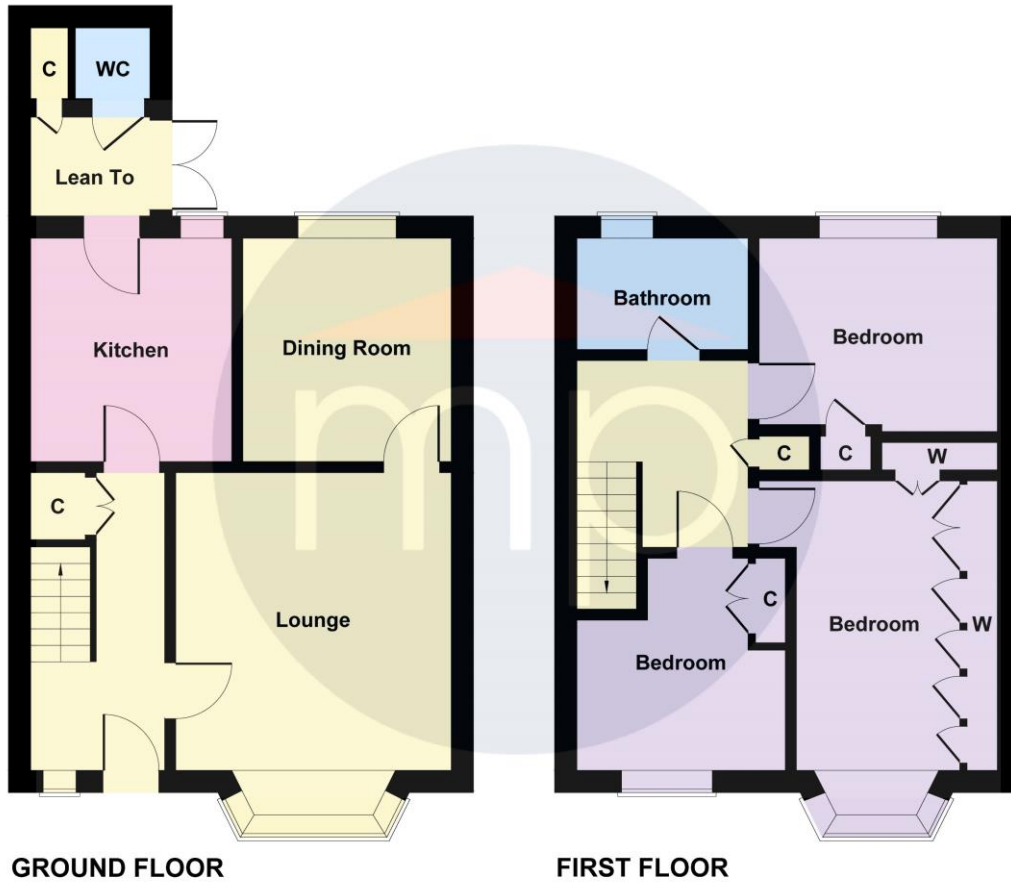
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A photograph of the storefront of Michael Poole property consultants. The sign above the entrance is illuminated in blue and reads "Michael Poole property consultants". The windows display various property listings and brochures.

Do you have a property you need to sell **before** you can buy?

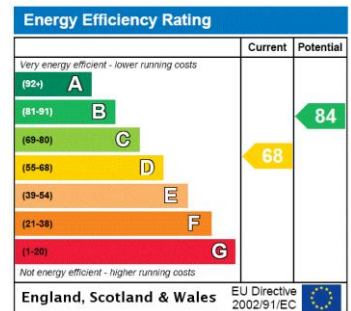
Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

95 York Road



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