

HOYLAKE ROAD, SALTERSGILL, MIDDLESBROUGH, TS4 3JJ



- ▲ Brilliantly Proportioned Semi Detached House with Three Bedrooms
- ▲ Straight Forward Chain Free Sale
- ▲ Very Family Friendly Layout
- ▲ Good Size Rear Garden

- ▲ Close Walking Distance to James Cook University Hospital
- ▲ UPVC Double Glazing
- ▲ Central Heating with a Combi Boiler

£99,950

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A simple chain free sale!

This semi-detached house with three bedrooms has a layout that's finely tuned for a growing family and a family size rear garden.

Other attractions include UPVC double glazing and central heating with a combi boiler.

Comprising entrance into the lounge and kitchen. The first floor has three bedrooms and bathroom with a white suite.

GROUND FLOOR

LOUNGE - 4.06m (13'4") reducing to 3.43m (11'3") x 5.66m (18'7")

Red composite entrance door opening to the lounge with staircase to the first floor, two radiators and woodgrain effect laminate flooring.

KITCHEN DINER - 2.97m x 5.66m (9'9" x 18'7")

With grey wall, drawer, and floor units, roll edge worktop, freestanding electric cooker with four ring hob, space for fridge freezer, space for washing machine, space for under counter fridge and under counter freezer, stainless steel sink unit, radiator, UPVC door and patio door to the rear garden.

FIRST FLOOR

LANDING

With storage cupboard.

BEDROOM ONE - 3.73m (12'3") reducing to 3.12m (10'3") x 3.56m (11'8")

With radiator and storage cupboard.

BEDROOM TWO - 2.97m x 3.76m (9'9" x 12'4")

With radiator and storage cupboard.

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64-66 Borough Road, Middlesbrough, TS1 2JH

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BEDROOM THREE - 2.57m x 2.5m (8'5" x 8'2")

With radiator and storage cupboard.

BATHROOM - 1.63m x 1.83m (5'4" x 6')

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

EXTERNALLY

GARDENS

Externally there is a neat front garden with path leading to the entrance door. To the rear there is a fence enclosed garden with lawn and patio.

SECTION 21

In accordance with Section 21 of the Estate Agents Act we hereby disclose an interest is declared in so much as the seller is a relative of an employee of Michael Poole Estate Agents.

AGENTS REF: - TM/LS/MID230752/26012024

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

TO VIEW: Contact our Middlesbrough office on

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10 Hoylake



GROUND FLOOR

FIRST FLOOR

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		87
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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