

REETH ROAD, LINTHORPE, MIDDLESBROUGH, TS5 5JN



- ▲ A Deceivingly Spacious Three Bedroom Semi
- ▲ Large Double Detached Garage

- ▲ Private West Facing Rear Garden
- ▲ Ample Off Street Parking

£239,950

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Properties like this rarely come to the market, and for good reason! A perfect family home with scope to extending (STPP).

Notable features include UPVC double glazed windows, gas central heating with a quality Baxi combi boiler, detached double garage, ample parking, potential to extend (STPP), fully boarded out loft space accessible via a dropdown ladder and many more, a viewing is certainly advised!

The property comprises entrance hall, lounge, dining room, ground floor WC and kitchen/diner. On the first floor there are three good size bedrooms (even the box room) and a family bathroom with a four-piece suite. Externally there is off street parking to the front on the concrete print drive. To the rear there is a large double garage and garden with a patio, decking, children's play area and a large summerhouse.

- Mains Utilities
- Gas Central Heating
- Mains Sewerage
- No Known Flooding Risk
- No Known Legal Obligations
- Standard Broadband & Mobile Signal
- No Known Rights of Way

GROUND FLOOR

ENTRANCE HALL - 5.2m x 1.9m (17'1" x 6'3")

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

LOUNGE - 3.9m x 3.3m (12'10" x 10'10")

With gas fire in surround and radiator.

DINING ROOM - 3.8m (12'6") x 3.9m (12'10") reducing to 3m (9'10")

With radiator.

KITCHEN DINER - 1.9m (6'3") increasing to 2.6m (8'6") x 6.4m (21') reducing to 3.8m (12'6")

With grey wall, drawer, and floor units, roll edge worktop, electric oven, electric grill, five ring gas hob with stainless steel splashback and extractor fan, sink unit, space for fridge freezer, space for washing machine, space for dryer and space for dishwasher. Radiator and solid hardwood door to the rear garden.

WC - With close coupled WC, wall mounted wash hand basin, tiled walls, and tile effect laminate flooring.

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

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FIRST FLOOR

LANDING - With access to the fully boarded loft via a dropdown ladder.

BEDROOM ONE - 3.7m x 3.3m (12'2" x 10'10")
With radiator and two fitted storage cupboards.

BEDROOM TWO - 3.8m x 3.7m (12'6" x 12'2")
With radiator and fitted storage cupboard.

BEDROOM THREE - 2.8m x 2.1m (9'2" x 6'11")
With radiator.

BATHROOM - White suite comprising freestanding bath with shower mixer taps, WC, pedestal wash hand basin, shower cubicle, tiled walls and floor.

EXTERNALLY

PARKING & GARDEN - To the front there is off street parking for multiple cars on the concrete print driveway and to the rear there is a fence enclosed garden with lawn, patio, decking, children's play area and a summerhouse.

SUMMERHOUSE - 2.6m x 3.5m (8'6" x 11'6")

DOUBLE GARAGE - 11.4m x 3.5m (37'5" x 11'6")
With power supply.

AGENTS REF: - TM/LS/MID240006/15032024

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

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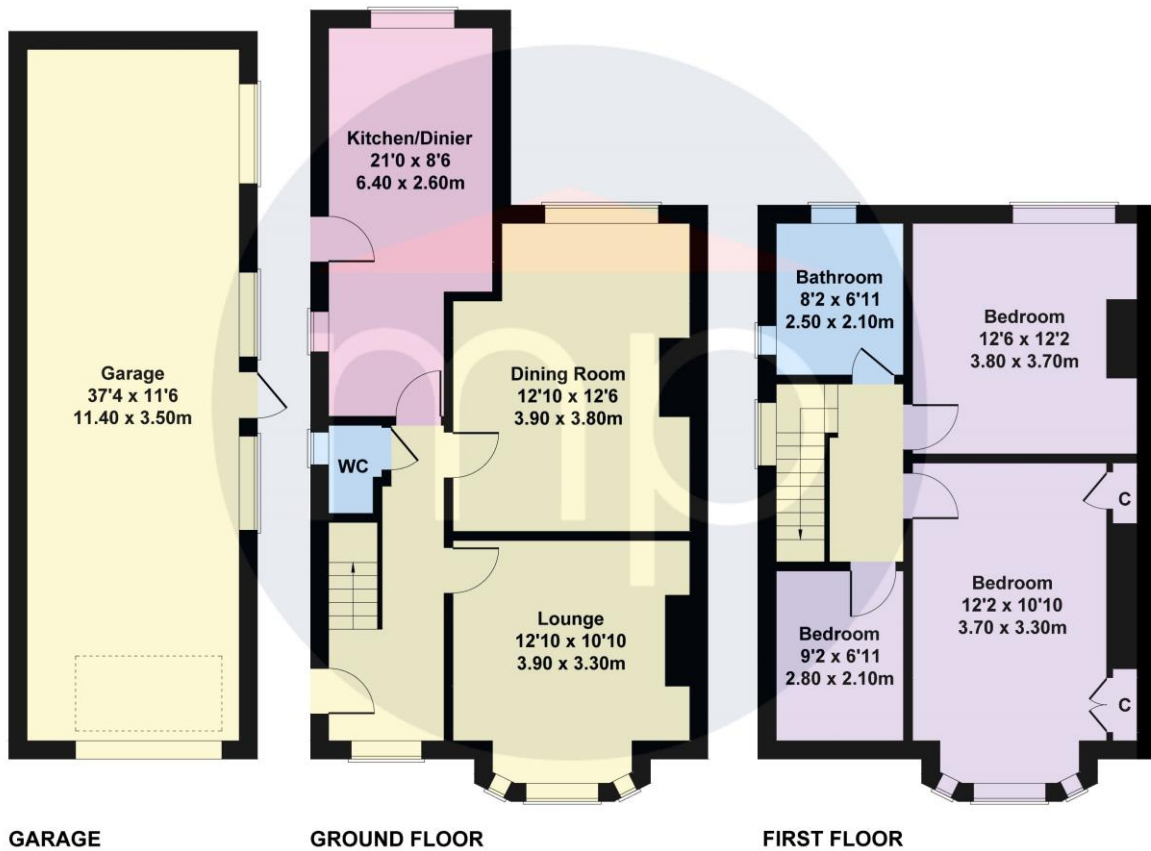


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7 Reeth Road

Approximate Gross Internal Area
1647 sq ft - 153 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(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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