

## BROGDEN GREEN, BERWICK HILLS, MIDDLESBROUGH, TS3 7DQ



- ▲ Chain Free Sale
- ▲ A Superb Starting Point for First Time Buyers & Investors Alike!
- ▲ Gas Central Heating

- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Stylish Bathroom
- ▲ Open Plan Lounge Diner

**£85,000**

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Located in a quiet cul-de-sac, this two double bedroom semi is ideal for first time buyers looking for something that's ready to move into!

Features include neat front and rear gardens, gas central heating system, UPVC double glazed windows, bathroom, and open plan lounge/diner.

The property comprises, entrance hall, lounge/diner, kitchen, and further reception room leading to the rear garden via patio door. On the first floor there is the landing with a storage cupboard, two double bedrooms and a bathroom.

#### **GROUND FLOOR**

##### **ENTRANCE HALL - 2.6m x 2.26m (8'6" x 7'5")**

With UPVC entrance door, staircase to the first floor, woodgrain effect laminate flooring, radiator, and under stairs cupboard.

##### **LOUNGE DINER – 6m (19'8") x 3.45m (11'4") reducing to 3.18m (10'5")**

With gas fire in surround, two radiators and patio door opening to the rear garden.

##### **KITCHEN - 2.54m x 3.12m (8'4" x 10'3")**

With white high gloss wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with stainless steel extractor fan, white splashback tiles, one and a half bowl stainless steel sink unit, space for under counter fridge, space for under counter freezer and space for washing machine. Radiator and tiled flooring.

##### **RECEPTION ROOM - 4.37m x 2.06m (14'4" x 6'9")**

With radiator, woodgrain effect lino flooring and patio door to the rear garden.

#### **FIRST FLOOR**

**LANDING** - With storage cupboard.

##### **BEDROOM ONE - 4.5m x 3.05m (14'9" x 10')**

With loft access, radiator, and built-in storage cupboard.

**TO VIEW:** Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

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**BEDROOM TWO - 3.56m x 2.9m (11'8" x 9'6")**  
With radiator and built-in storage cupboard.

**BATHROOM - 1.93m x 1.63m (6'4" x 5'4")**  
Comprising close coupled WC, vanity wash hand basin with mixer tap, bath with Triton electric shower unit, tiled walls and floor and chrome towel radiator.

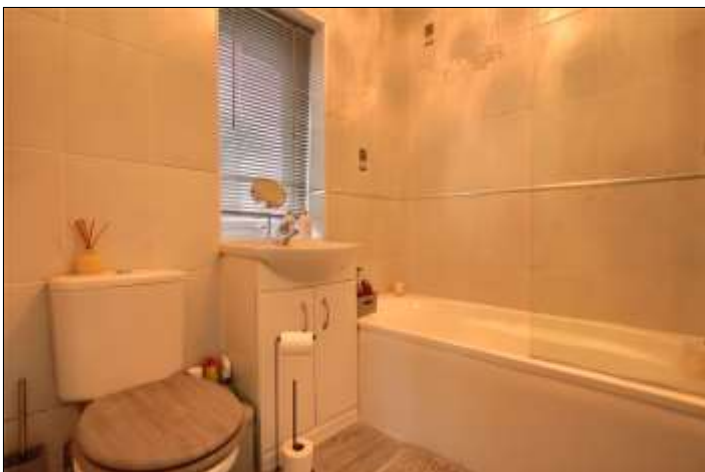
**EXTERNALLY**

**GARDENS** - To the front there is a neat lawned garden and to the rear there is an enclosed garden with lawn and patio area.

**AGENTS REF:** - TM/LS/MID240010/17012024

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

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Tel: **01642 254222**

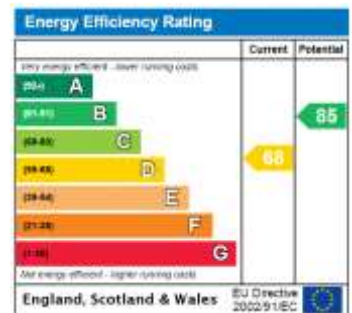


### 3 Brogden



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