

## STAPLEFORD ROAD, NETHERFIELDS, MIDDLESBROUGH, TS3 0QW



- ▲ Ideally Suited to Both First Time Purchasers & Buy to Let Landlords Alike
- ▲ Nicely Positioned Facing onto the Green
- ▲ Central Heating with a Combi Boiler

- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Lounge/Diner & Kitchen with Modern Style Units
- ▲ Patio Style Rear Yard

**£92,500**

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Whether you're in the market for a first-time starter home or a buy to let rental property with the prospect of a good return, then this tastefully presented home with three bedrooms could be an ideal purchase.

It's a chain free sale, pleasantly positioned facing the green and has the bonus of UPVC double glazed windows and exterior doors and central heating with a combi boiler.

Comprising entrance porch, open plan lounge/diner and kitchen with modern white high gloss style units, lounge with a modern electric flame effect fire. The first floor has three bedrooms and shower room with a white three-piece suite.

**GROUND FLOOR**

**ENTRANCE HALL - 1.83m x 2.06m (6' x 6'9")**

Entered by UPVC entrance door, stairs leading to the first floor and radiator.

**LOUNGE/DINING ROOM - 7.42m (24'4") x 3.96m (13') reducing to 1.78m (5'10")**

Electric flame effect fire with surround. Two radiators.

**KITCHEN - 3.12m (10'3") x 1.85m (6'1") extending to 3.12m (10'3")**

Fitted with shaker design wall, drawer and floor units, wood block effect roll edged worktop, electric oven, four ring gas hob, stainless steel extractor fan, splash back tiles, space for a fridge/freezer and washer. Radiator, UPVC rear door to garden and wood grain effect laminate flooring.

**FIRST FLOOR**

**LANDING** - With storage cupboard, loft access and radiator.

**BEDROOM 1 - 2.36m (7'9") extending to 3.05m (10') x 4.67m (15'4")**

With a radiator.

**BEDROOM 2 - 3.05m x 3.02m (10' x 9'11")**

With radiator and storage cupboard.

**BEDROOM 3 - 2.64m x 2.08m (8'8" x 6'10")**

With radiator.

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

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## STAPLEFORD ROAD, TS3 0QW

### **SHOWER ROOM - 2.54m x 1.93m (8'4" x 6'4")**

With closed coupled toilet with hidden cistern, vanity wash basin with mixer tap, walk-in shower, chrome towel radiator, plastic cladded walls and spotlights in the ceiling.

**EXTERNALLY** - To the front of the property there is a neat garden with half height fence looking out onto the green. To the rear, fenced enclosed yard.

**AGENTS REF:** - TM/GD/MID240020/24/01/2024

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

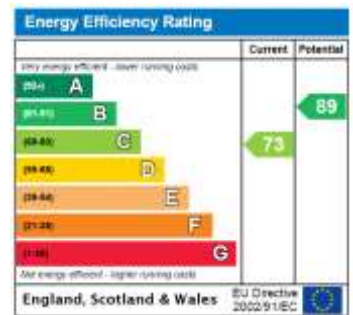
**TO VIEW:** Contact our Middlesbrough office on

Tel: **01642 254222**





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