

EASTBOURNE ROAD, LINTHORPE, MIDDLESBROUGH, TS5 6QS



- ▲ Large Sunny South Facing Rear Garden
- ▲ Off Street Parking for Multiple Cars as Well as Carport & Detached Garage
- ▲ 18ft Conservatory

- ▲ Log Burner in the Lounge
- ▲ Scope to Extend (STPP)
- ▲ Good Schooling & Shops Within Walking Distance

£235,000

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Located on 0.24 of an acre, this three bedroom semi has scope to extend (STPP) with a large rear garden.

As far as family homes go this one is ideal for a young couple/family wanting to upsize. With good schooling and shops just a stone's throw away it will make for a great home!

Features of the property include gas central heating with a combi boiler, log burner, 18ft conservatory, all three bedrooms have built-in storage cupboards and there is a large rear garden.

The property comprises entrance hall, lounge, dining room, conservatory, and kitchen. On the first floor there are three bedrooms and a bathroom. Externally there is off street parking for multiple cars as well as a carport and detached garage/workshop.

GROUND FLOOR

ENTRANCE HALL - 1.85m x 4.78m (6'1" x 15'8")

UPVC entrance door with double glazed insert, woodgrain effect laminate flooring, staircase to the first floor and radiator.

LOUNGE - 4.42m x 3.76m (14'6" x 12'4")

With radiator and log burner.

DINING ROOM - 3.45m x 2.84m (11'4" x 9'4")

With radiator, woodgrain effect laminate flooring and patio door opening into the conservatory.

CONSERVATORY - 5.72m x 2.51m (18'9" x 8'3")

With two radiators and UPVC French doors opening to the rear garden.

KITCHEN - 2.51m x 3.43m (8'3" x 11'3")

With woodgrain effect shaker design wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with stainless steel extractor fan, stainless steel sink, space for fridge freezer, space for dishwasher, UPVC door to the rear garden, spotlights to the ceiling and woodgrain effect laminate flooring.

FIRST FLOOR

LANDING

With loft access and storage cupboard.

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64-66 Borough Road, Middlesbrough, TS1 2JH

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BEDROOM ONE - 3.76m x 3.48m (12'4" x 11'5")

With radiator and storage cupboard.

BEDROOM TWO - 3.96m (13') increasing to 4.47m (14'8") x 2.97m (9'9")

3.96m increasing to 4.47m x 2.97m
With radiator and storage cupboard.

BEDROOM THREE - 2.87m x 2.87m (9'5" x 9'5")

With radiator and storage cupboard.

BATHROOM - 1.65m x 2.46m (5'5" x 8'1")

With close coupled WC, pedestal wash hand basin and bath with Triton electric shower unit. Radiator, clad walls, and patterned tile effect lino flooring.

EXTERNALLY

GARDENS & GARAGE

To the front there is off street parking for multiple cars and a neat open plan lawned garden with hedge. To the rear there is a good size garden laid to lawn with decking area and access to the garage.

AGENTS REF: - TM/LS/MID240037/07022024

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Middlesbrough office on

Tel: **01642 254222**



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17 Eastbourne

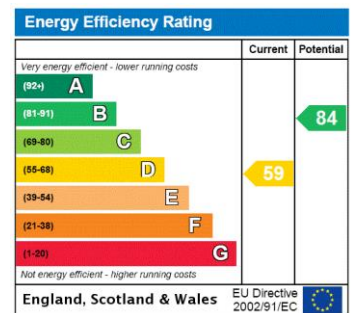


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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