# BROADGATE ROAD, LINTHORPE, MIDDLESBROUGH, TS5 5LP









- Ideal for Both Young Couples or a Growing Family
- Extended a Number of Years Ago Adding to the Living Space
- Private West Facing Rear Garden
- Conservatory Incorporated into the Kitchen
- Two Log Burners, One in Each Reception Room
- Off Street Parking
- Cottage Style Kitchen Installed in Recent Years
- Handy Ground Floor WC

£209,950











Homes like this are truly stunning, ideal for both young couples or a growing family.

Features Include a west facing rear garden, gas central heating with a combi boiler, UPVC double glazed windows, multi fuel burner and log burner, cottage style kitchen with a dual Belfast sink, extension providing first floor living area in the form of a double bedroom, modern stylish bathroom, and a private rear garden with lawn and patio.

The property comprises entrance hall, ground floor WC, front lounge with a log burner, rear lounge with a multi fuel burner, and kitchen/conservatory with access to utility/converted garage. On the first floor there are four bedrooms and a family bathroom.

Externally there is off street parking for up to two cars on the front and to the rear there's a private west facing garden.

### **GROUND FLOOR**

### ENTRANCE HALL - 4.32m x 1.85m (14'2" x 6'1")

Black composite entrance door, staircase to the first floor, radiator, and woodgrain effect Karndean style flooring.

**WC** - With close coupled WC, wall mounted wash hand basin and Karndean style flooring.

# DINING ROOM - 4.04m x 3.18m (13'3" x 10'5")

With log burner, cast iron style radiator, and Karndean style flooring.

#### LOUNGE - 3.7m x 3.35m (12'2" x 11')

With multi fuel burner, radiator, patio door to the rear garden and Karndean style flooring.

# KITCHEN/CONSERVATORY/DINING AREA - 6.4m (21') reducing to 2.77m (9'1") x 4.34m (14'3")

With cream wall, drawer, and floor units, wood block roll edge worktop, electric oven, electric grill, five ring gas hob with stainless steel extractor fan, dual Belfast style sink, space for fridge freezer, two radiators and Karndean flooring.

#### UTILITY/GARAGE - 2.2m x 2.29m (7'3" x 7'6")

With space for washing machine and space for dryer.

## **FIRST FLOOR**

LANDING

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



# BROADGATE ROAD, TS5 5LP

BEDROOM ONE - 4.04m x 3.18m (13'3" x 10'5")

With radiator and fitted wardrobes.

BEDROOM TWO - 3.35m x 3.7m (11' x 12'2")

With radiator, loft access via dropdown ladder and hardwood flooring.

BEDROOM THREE - 4.57m x 1.93m (15' x 6'4")

With radiator.

BEDROOM FOUR - 2m x 1.75m (6'7" x 5'9")

With radiator, storage cupboard and hardwood flooring.

BATHROOM - 1.75m x 2.13m (5'9" x 7')

Comprising close coupled WC with hidden cistern, vanity wash hand basin, shower bath, white tiled walls, extractor fan, chrome towel radiator and Karndean flooring.

**EXTERNALLY** 

**PARKING & GARDENS** 

To the front of the property there is off street parking and to the rear there is a fence enclosed private westerly facing garden with lawn and patio area. AGENTS REF: - TM/LS/MID240041/07022024

Council Tax Band: C Tenure: Freehold

TO VIEW: Contact our Middlesbrough office on

Tel: 01642 254222









# BROADGATE ROAD, TS5 5LP









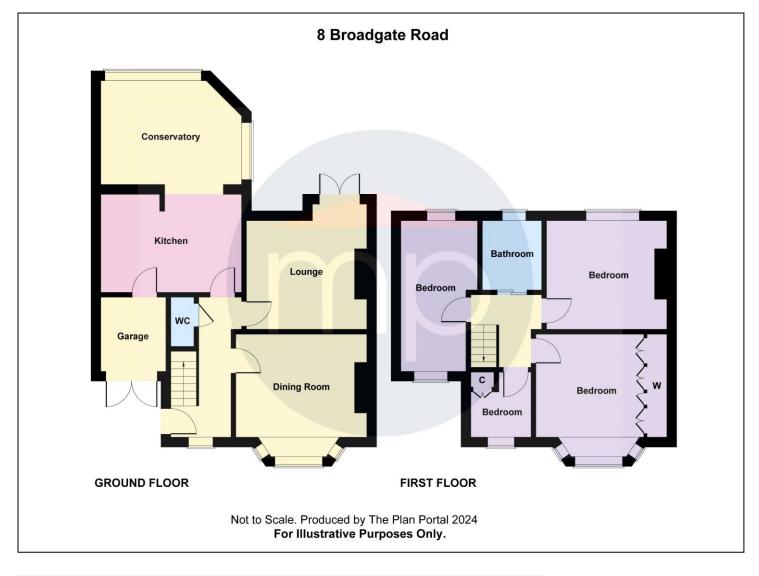




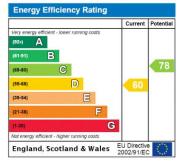








The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.





TO VIEW: Contact our Middlesbrough Office on Tel:  $01642\ 254222$ 

64-66 Borough Road, Middlesbrough, TS1 2JH

