

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

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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

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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**



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8 Broadgate Road



Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(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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