

PENISTONE ROAD, PARK END, MIDDLESBROUGH, TS3 0EE



- ▲ Chain Free Sale
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Three Good Size Bedrooms
- ▲ Good Schooling in the Area

- ▲ Private Rear Garden
- ▲ Ripe for a Refurb
- ▲ Fridge Freezer & Washing Machine Included in Sale

£90,000

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Ideal for first time buyers and young couples alike looking to put their own mark on their own home!

Features include private rear garden, gas central heating with a combi boiler, UPVC double glazed windows and exterior doors as well as three good size bedrooms.

The property comprises entrance hall, lounge, dining room and kitchen. On the first floor there are three bedrooms, all of which are a good size as well as a shower room with a separate WC.

Externally there is a neat garden to the front as well as a private rear garden.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

GROUND FLOOR

ENTRANCE HALL - 2.7m x 1.8m (8'10" x 5'11")

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

LOUNGE - 3.7m x 4.1m (12'2" x 13'5")

With electric flame effect fire and radiator.

DINING ROOM - 3.4m x 2.8m (11'2" x 9'2")

With radiator.

KITCHEN - 2.7m x 3.0m (8'10" x 9'10")

With wall, drawer, and floor units, roll edge worktop, space for electric cooker, fridge freezer and washing machine included in sale, stainless steel sink, splashback tiles and UPVC door to lean to.

TO VIEW: Tel: **01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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FIRST FLOOR

LANDING - With storage cupboard and loft access.

BEDROOM ONE - 3.7m x 3m (12'2" x 9'10")
Fitted wardrobes with sliding doors and radiator.

BEDROOM TWO - 3m x 3m (9'10" x 9'10")
With radiator.

BEDROOM THREE - 2.5m x 2.6m (8'2" x 8'6")
With radiator.

WC - With close coupled WC.

SHOWER ROOM - 1.6m x 1.7m (5'3" x 5'7")
Comprising corner shower, vanity wash hand basin with mixer tap, plastic clad walls, and radiator.

EXTERNALLY

GARDENS - To the front there is a neat garden and to the rear there is a fence enclosed private garden with patio area.

SECTION 21 - In accordance with Section 21 of the Estate Agents Act we hereby disclose an interest is declared in so much as the seller is a relative of an employee of Michael Poole Estate Agents.

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AGENTS REF: - TM/LS/MID240104/06032024

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

TO VIEW: Contact our Middlesbrough office on
Tel: **01642 254222**



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Do you have a property you need to sell **before** you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

93 Penistone Road

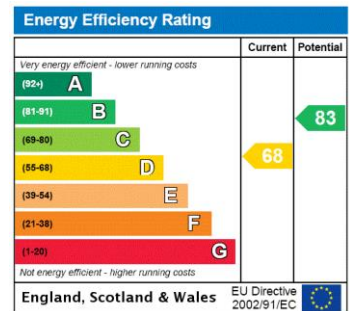


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may 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.



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