

COPGROVE CLOSE, BERWICK HILLS, MIDDLESBROUGH, TS3 7BP



- ▲ Cul-De-Sac Location!
- ▲ Chain Free Sale!
- ▲ Gas Central Heating with a Combi Boiler
- ▲ UPVC Double Glazed Windows

- ▲ In Need of Modernisation Which has Been Factored into the Price
- ▲ Off Street Parking for Multiple Cars
- ▲ Sure to be of Interest to Both First Time Buyers, Young Couples & Investors Alike!

£95,000

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A great purchase to get yourself onto the property ladder! With good schooling and an abundance of shops in the area, it's perfect for anyone looking to own their own home!

Features include a private rear garden, off street parking for multiple cars, gas central heating with a combi boiler, UPVC double glazed windows and exterior doors as well as three good size bedrooms with storage cupboards.

The property comprises entrance hall, lounge, and kitchen/diner. On the first floor there are three bedrooms and a bathroom. Externally there is off street parking for a couple of cars, a neat lawned front garden and to the rear is a private fence enclosed 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

Tenure - Freehold
Council Tax Band A

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

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GROUND FLOOR

ENTRANCE HALL - 1.74m x 3.7m (5'9" x 12'2")

With UPVC entrance door, radiator, and staircase to the first floor.

LOUNGE - 3.16m x 5.64m (10'4" x 18'6")

With gas fire and radiator.

KITCHEN - 4.1m x 3.4m (13'5" x 11'2")

With woodgrain effect wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with red splashback tiles and stainless steel extractor fan, one and a half bowl stainless steel sink unit, space for fridge freezer, space washing machine, storage cupboard and radiator.

FIRST FLOOR

LANDING

With storage cupboard, loft access and radiator.

BEDROOM ONE - 2.4m x 4.3m (7'10" x 14'1")

With radiator and storage cupboard.



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BEDROOM TWO - 2.9m x 3.0m (9'6" x 9'10")

With radiator and storage cupboard.

BEDROOM THREE - 2.9m x 2.2m (9'6" x 7'3")

With radiator and storage cupboard.

BATHROOM - 2m x 1.8m (6'7" x 5'11")

Comprising close coupled WC, pedestal wash hand basin, bath with shower extension, white tiled walls, and radiator.

EXTERNALLY

OUTBUILDINGS

Utilised for storage.

PARKING

To the front there is off street parking for a couple of cars.

GARDENS

Neat lawned frontage with hedge and to the rear there is a fence enclosed private garden with patio area.

AGENTS REF: - TM/LS/MID240118/06032024

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

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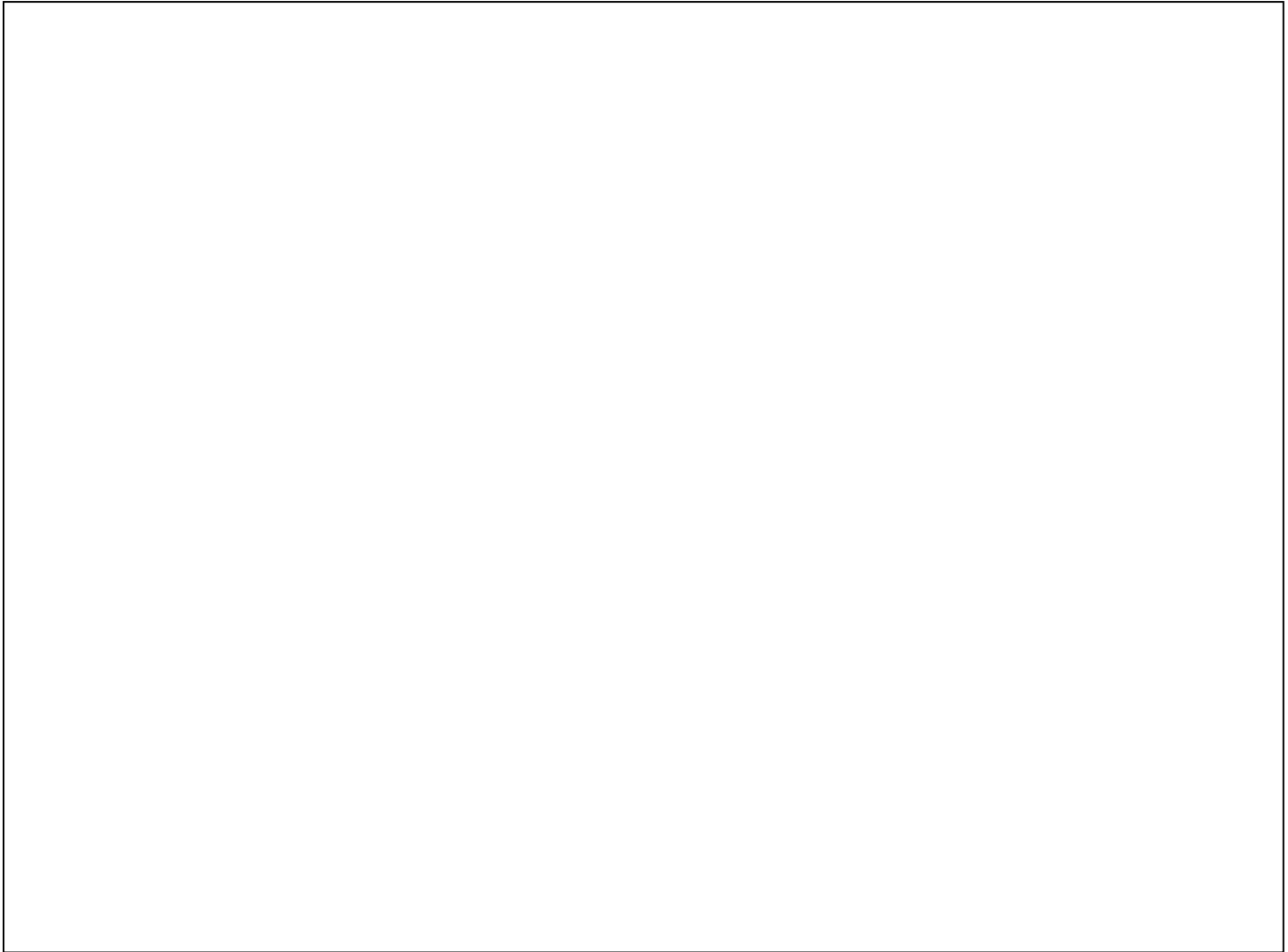


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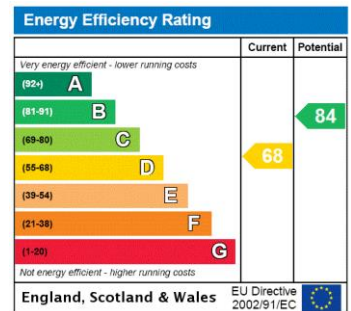
A photograph of the storefront of Michael Poole property consultants. The sign above the entrance is illuminated in blue and reads "Michael Poole property consultants". The windows display various property listings and information.

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



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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