

VANCOUVER GARDENS, LONGLANDS, MIDDLESBROUGH, TS4 2NH



- ▲ Large Outbuilding Ideal for a Playroom or Office Space, Fitted with Internet, Sky & Electrics
- ▲ Hot Tub Included in Sale!
- ▲ Extended Kitchen
- ▲ Detached Garage & Off Street Parking for Two Cars on a Block Paved Driveway
- ▲ Gas Central Heating with a Combi Boiler
- ▲ UPVC Double Glazed Windows & Black Composite Entrance Door
- ▲ Modern Bathroom with a Four-Piece Suite
- ▲ Good Schooling in the Area

£155,000

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Whether you need extra space for the kids or for professional work this extended three bedroom semi with a detached garage and large workshop/playroom/office/bar then this will be worth a moment of your time.

Notable features include gas central heating with a combi boiler, hot tub included in the sale, off street parking for two cars on a block paved driveway, UPVC double glazed windows, extended kitchen allowing for a range of appliances to be fitted without taking up storage space, three bedrooms and a bathroom with a four-piece suite.

The property comprises entrance hall, lounge, dining room and kitchen. On the first floor there are three bedrooms and a bathroom with a four-piece suite.

Externally there is off street parking to the front for two cars and a private rear garden with a detached garage connected to a large outbuilding with power, internet and tv connections.

GROUND FLOOR

ENTRANCE HALL - Black composite entrance door, staircase to the first floor, radiator, and woodgrain effect laminate flooring.

LOUNGE - 3.8m x 3.6m (12'6" x 11'10")
With radiator and woodgrain effect laminate flooring.

DINING ROOM - 5.4m x 2.9m (17'9" x 9'6")
With patio door to the rear garden, radiator, storage cupboard and woodgrain effect laminate flooring.

EXTENDED KITCHEN - 4.3m x 2.8m (14'1" x 9'2")
With grey wall, drawer, and floor units, roll edge worktop, electric oven, and grill, five ring gas hob with stainless steel splashback and stainless steel extractor fan, space for fridge freezer, space for washing machine, space dryer and space for dishwasher. Cream splashback tiles, tiled flooring, radiator and UPVC door to the rear garden.

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

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FIRST FLOOR

LANDING - With loft access.

BEDROOM ONE - 2.7m x 3.5m (8'10" x 11'6")

With fitted wardrobes and radiator.

BEDROOM TWO - 3.1m x 3.5m (10'2" x 11'6")

With storage cupboard housing the boiler and radiator.

BEDROOM THREE - 2m x 2.3m (6'7" x 7'7")

With radiator.

BATHROOM - 1.6m (5'3") increasing to 2.6m (8'6") x 2.0m (6'7")

Modern white four-piece suite comprising close coupled WC, pedestal wash hand basin, bath, large shower cubicle, white tiled walls, chrome towel radiator, patterned tiled flooring, spotlights to ceiling and extractor fan.

EXTERNALLY

OUTBUILDING - 5.4m x 4.2m (17'9" x 13'9")

A detached brick built outbuilding currently used as a playroom but is a versatile space which could be used as workshop with connecting door to the garage.

GARAGE - 4.6m x 2.8m (15'1" x 9'2")

PARKING - To the front there is off street parking for up to two cars on the block paved driveway.

GARDEN - To the rear there is an enclosed garden with patio, artificial lawn and a hot tub to be included in the sale.

AGENTS REF: - TM/LS/MID240125/04032024

Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Middlesbrough office on

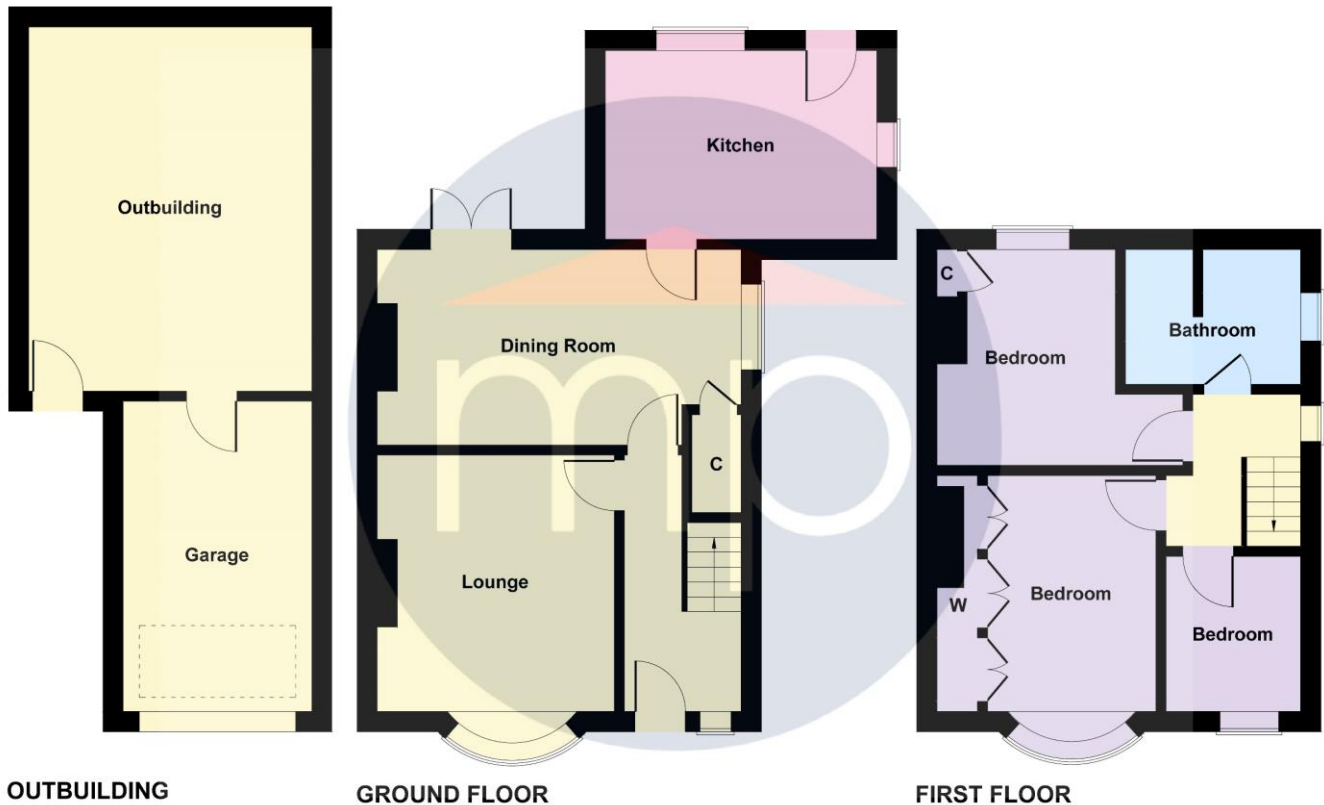
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3 Vancouver Gardens



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		86
(69-80)	C	70	
(55-68)	D		
(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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