

FULBECK ROAD, NETHERFIELDS, MIDDLESBROUGH, TS3 0SG



- ▲ Gas Central Heating with a Recently Installed Combi Boiler
- ▲ Ground Floor WC
- ▲ Recent Rewire
- ▲ Two Ground Floor Reception Rooms

- ▲ Ample On Street Parking
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Sure to Appeal to Both Buy-to-Let Investors & First Time Buyers

£85,000

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Chain free sale! This mid terrace will appeal to both buy-to-let investors and first time buyers looking to get a foot on the property ladder!

Notable features include recently installed gas central heating with a combi boiler, recent re-wire, UPVC double glazed windows and exterior doors and ground floor WC.

The property comprises entrance hall, WC, lounge, dining room and kitchen. On the first floor there are three bedrooms and a family bathroom. Externally there are gardens to the front and rear.

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

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

WC - 1m x 2.3m (3'3" x 7'7")

With close coupled WC and wall mounted wash hand basin.

SITTING ROOM - 4.34m x 4.55m (14'3" x 14'11")

With radiator.

DINING ROOM - 3.74m x 3m (12'3" x 9'10")

With radiator.

KITCHEN - 2.3m (7'7") reducing to 1.5m (4'11") x 3m (9'10")

With shaker design wood grain effect wall, drawer, and floor units, roll edge worktop, electric oven, four ring electric hob with stainless steel extractor fan, space for under counter fridge, space for washing machine, stainless steel sink with mixer tap and UPVC door to the rear garden.

FIRST FLOOR

LANDING - With storage cupboard and loft access.

BEDROOM ONE - 3.2m x 4.1m (10'6" x 13'5")
With radiator and storage cupboard.

BEDROOM TWO - 3.2m x 2.85m (10'6" x 9'4")
With radiator and storage cupboard.

BEDROOM THREE - 2.3m x 3.2m (7'7" x 10'6")
With radiator and storage cupboard.

BATHROOM - 2m x 1.67m (6'7" x 5'6")
White three-piece suite comprising close coupled WC, pedestal wash hand basin with mixer tap, bath with electric shower unit, plastic cladded walls, woodgrain effect lino flooring and radiator.

EXTERNALLY

GARDENS

Externally there are gardens to the front and rear elevations. The rear garden is enclosed with two outhouses and lawn.

AGENTS REF: - TM/LS/MID240128/19032024

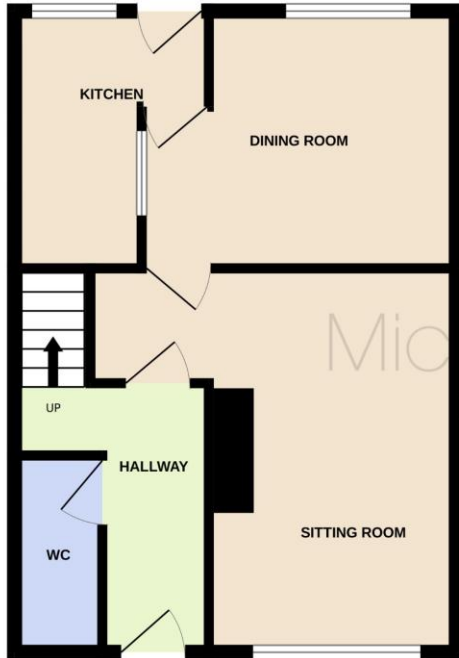
Council Tax Band: A **Tenure:** Freehold

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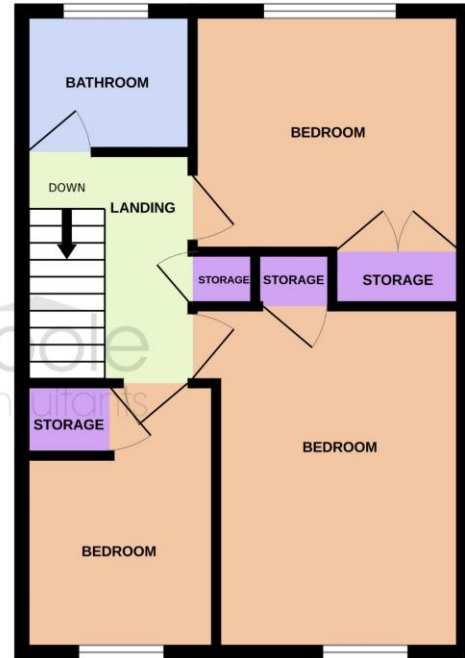
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GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.

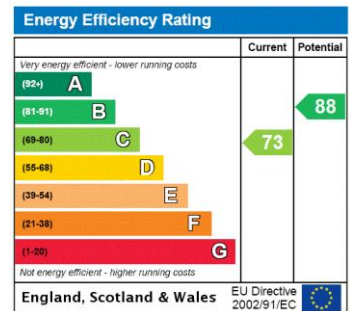


Michael Poole
property consultants

TOTAL FLOOR AREA : 851 sq.ft. (79.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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