

ETON ROAD, LINTHORPE, MIDDLESBROUGH, TS5 5EP



- ▲ Chain Free Sale
- ▲ Perfect Project to get Stuck Into!
- ▲ Gas Central Heating with a Combi Boiler
- ▲ Detached Garage & Off-Street Parking

- ▲ Large Lounge/Dining Room
- ▲ Ideal for Young Couples to Put Their Mark on Their Own Home

Offers Over £150,000

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Ideal for young couples and first-time buyers looking for a project to get stuck into. With good schooling in the area, it's ideal for a family to grow into.

Features of the property include gas central heating with a combi boiler, good size rear garden, large 7.8m x 3.6m lounge/dining room and a detached garage.

The property comprises entrance hall, lounge/dining room, and kitchen/diner. On the first floor there are three good size bedrooms and a family bathroom. Externally there are gardens to the front and rear with a detached garage.

GROUND FLOOR

ENTRANCE HALL - 3.3m x 4.9m (10'10" x 16'1")

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

LOUNGE/DINING ROOM - 7.8m x 3.6m (25'7" x 11'10")

With two radiators and gas fire in surround.

KITCHEN - 5.8m (19') reducing to 2.8m (9'2") x 3.3m (10'10")

With cream wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with integrated extractor fan, light, and dark blue splashback tiles, one and a half bowl stainless steel sink unit, space for washing machine, space for fridge freezer, space for dryer, and French doors open to the rear garden.

FIRST FLOOR

LANDING - With loft access.

BEDROOM ONE - 3.8m x 3.6m (12'6" x 11'10")

With radiator.

BEDROOM TWO - 3.8m x 3.6m (12'6" x 11'10")

With radiator.

BEDROOM THREE - 3.2m x 2.8m (10'6" x 9'2")

With radiator and storage cupboard housing the combi boiler.

TO VIEW: Tel: 01642 254222

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BATHROOM - 2.8m x 2.1m (9'2" x 6'11")

White four-piece suite comprising close coupled WC, pedestal wash hand basin, shower cubicle, bath, tile effect laminate flooring, half height plastic cladding to walls, and extractor fan.

Council Tax Band: C **Tenure:** Freehold

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EXTERNALLY

GARDENS & GARAGE - To the front there is off street parking on a shared driveway and a neat open plan lawned garden. To the rear there is a fence enclosed garden with patio, lawn, and access to the garage.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

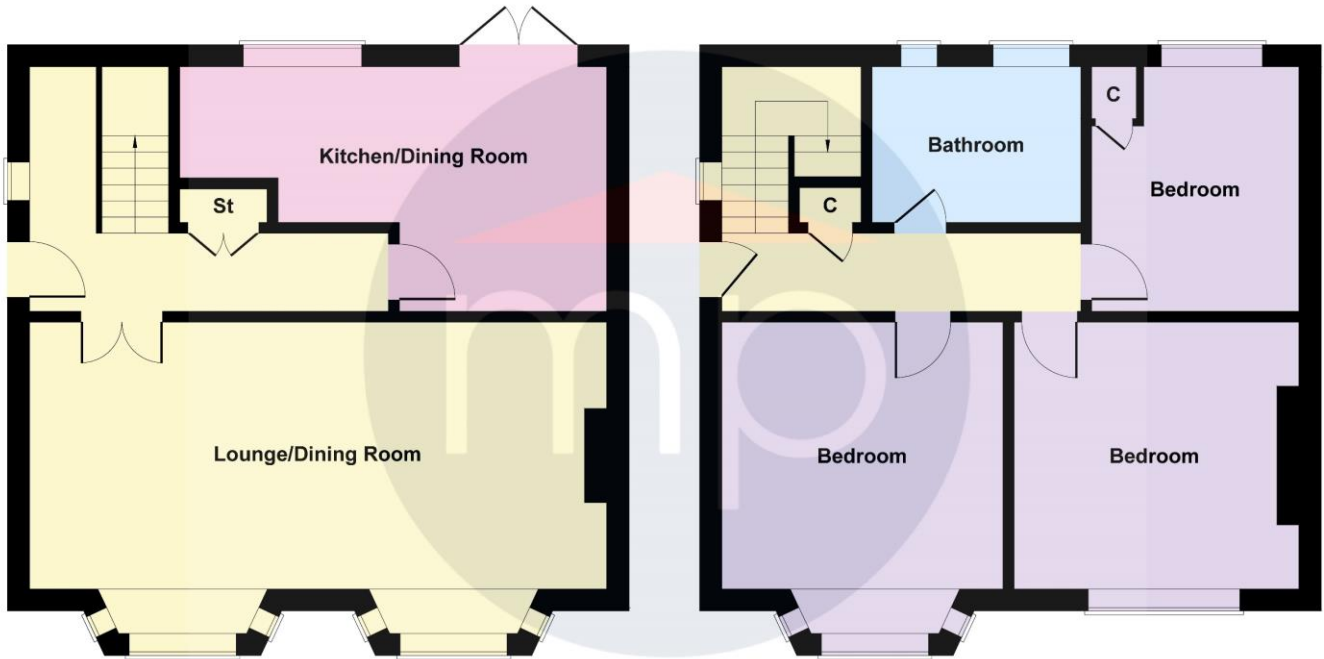
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21 Eton Road

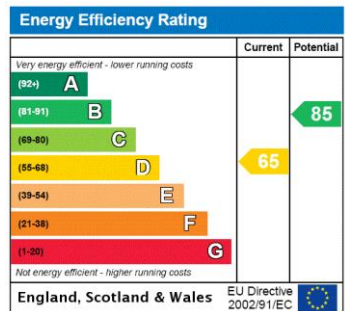


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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