

## 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

**£165,000**

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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.

- 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 C

### **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.

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

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**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.

**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.

**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.

**AGENTS REF:** - TM/LS/MID240132/18032024

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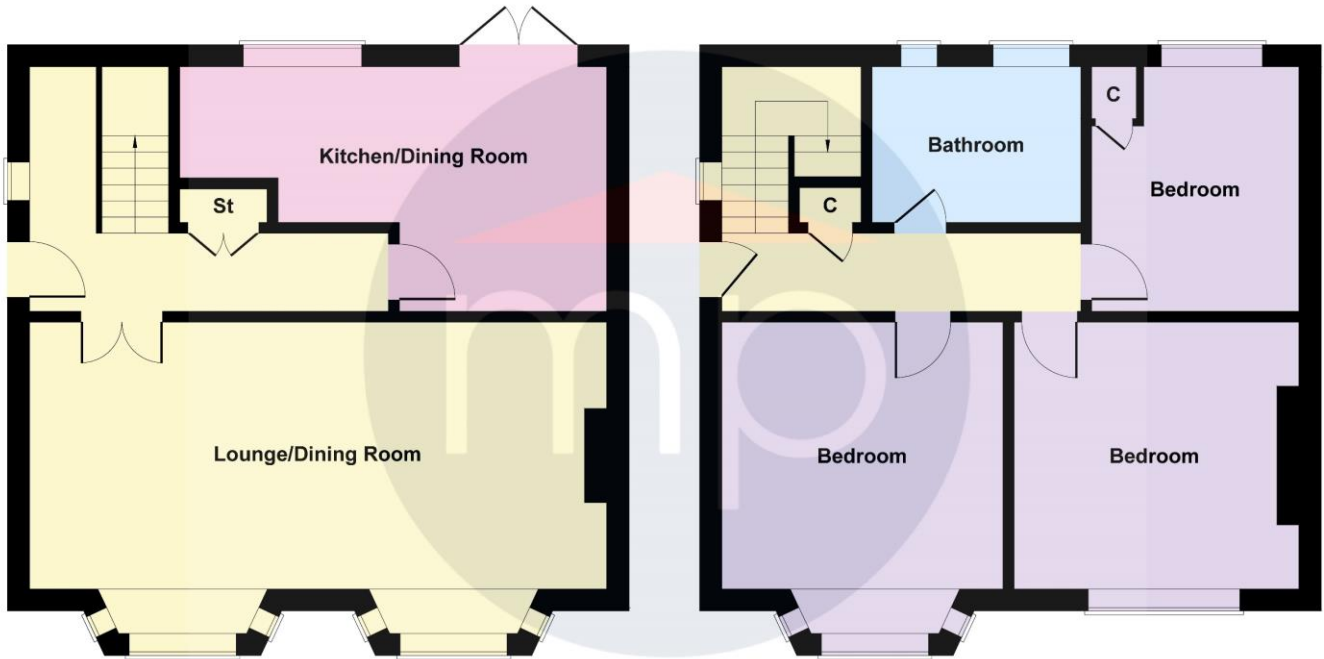
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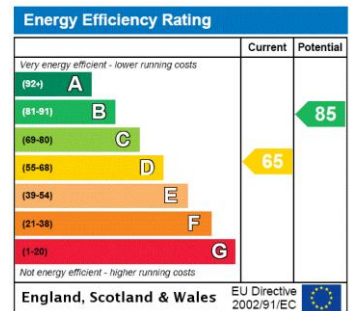


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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