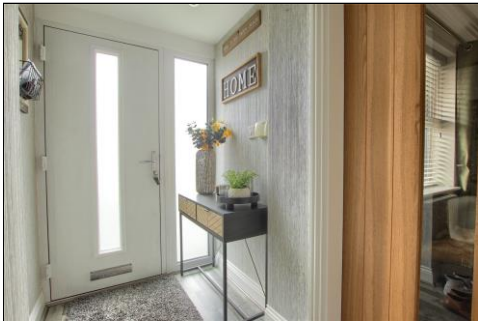


THE RIDINGS, MIDDLESBROUGH, TS4 2WA



- ▲ A Really Well Turned Out & Recently Extended Four Bedroom Detached Home
- ▲ No Expense Spared
- ▲ South Facing Rear Garden
- ▲ Gas Central Heating with a Combi Boiler
- ▲ Master Bedroom with En-Suite Shower Room

- ▲ Concrete Print Driveway with Parking for Two Cars & Garage
- ▲ Stunning Rear Garden with Sheltered Sitting Area & Summerhouse
- ▲ Handy Utility Room & WC on the Ground Floor

£230,000

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Recently extended, this four bedroom home offers more than you might expect.

Location wise it's spot on with good links to the A66 as well as that there's an abundance of shops within a five minute walk.

Notable features include log burner in the lounge, utility room, ground floor WC, stunning rear garden, Off street parking as well as a garage, master bedroom with en-suite, extended porch, and a concrete print driveway that wraps around to the rear garden.

The property comprises entrance hall, through lounge/dining room with a log burner in between both rooms, kitchen, utility room and ground floor WC. On the first floor there are four bedrooms and a bathroom with a three-piece suite. Externally there's a concrete print driveway with parking for two cars to the front and the rear garden has a pergola, sheltered sitting area and summerhouse.

Tenure - Freehold

Council Tax Band D

GROUND FLOOR

ENTRANCE HALL - 2.4m x 1.4m (7'10" x 4'7")

With grey composite entrance door, cast iron style radiator, woodgrain effect laminate flooring, and staircase to the first floor.

LOUNGE/DINING ROOM - With cast iron style radiator and woodgrain effect laminate flooring.

LOUNGE - 6.7m (22') x 2.4m (7'10") increasing to 2.9m (9'6")

With log burner, two cast iron style radiators, two skylights and UPVC French doors open to the rear garden.

KITCHEN - 4.3m (14'1") reducing to 2.6m (8'6") x 3.8m (12'6") reducing to 1.5m (4'11")

L' shaped kitchen with shaker design wall, drawer, and floor units, wood block worktop, electric oven, four ring gas hob, Belfast style sink, integrated dishwasher, under counter fridge and under counter freezer. Radiator, woodgrain effect vinyl flooring, spotlights to the ceiling and storage cupboard under stairs.

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64-66 Borough Road, Middlesbrough, TS1 2JH

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UTILITY - 1.3m x 1.6m (4'3" x 5'3")

With space for washing machine and dryer, granite tiled flooring, composite door to the rear garden and spotlights in the ceiling.

WC - With close coupled WC, vanity wash hand basin with mixer, radiator, and granite flooring.

FIRST FLOOR

LANDING - With loft access via a dropdown ladder.

BEDROOM ONE - 3m x 3.46m (9'10" x 11'4")

With radiator and built-in wardrobe.

EN-SUITE - 1.5m x 2.16m (4'11" x 7'1")

With close coupled WC, vanity wash hand basin with mixer tap, shower, radiator, spotlights in the ceiling and extractor fan.

BEDROOM TWO - 3.66m x 3m (12' x 9'10")

With radiator and fitted wardrobes.

BEDROOM THREE - 2.77m x 2.66m (9'1" x 8'9")

With radiator and fitted wardrobes.

BEDROOM FOUR - 2.7m x 2.1m (8'10" x 6'11")

With radiator.

BATHROOM - 1.5m x 3.7m (4'11" x 12'2")

Comprising close coupled WC with hidden cistern, vanity wash hand basin, freestanding roll top bath, brick effect walls, cast iron style radiator and towel rail, storage cupboard, spotlights in the ceiling and extractor fan.

EXTERNALLY

GARDENS & GARAGE - To the front there is off street parking for two cars on a concrete print driveway leading to the garage and front garden with artificial lawn. To the rear there is a fence enclosed garden with concrete print patio, summerhouse, sheltered seating area and lawn.

AGENTS REF: - TM/LS/MID240133/09042024

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Tel: 01642 254222



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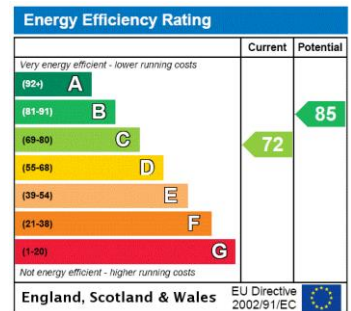


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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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