

**MIDDLEBECK CLOSE, BECK VIEW, CARGO FLEET LANE,  
MIDDLESBROUGH, TS3 8RG**



- ▲ Marketed on Behalf of Taylor Wimpey Under Their Part Exchange Scheme
- ▲ A Very Modern & Stylish Semi Detached House with Two Double Bedrooms
- ▲ Landscaped Rear Garden with a Patio, Lawn & Decking Area
- ▲ 'Beck View' is Proving to be a Popular Modern Little Development

- ▲ Concrete Print Drive with Parking for a Couple of Cars
- ▲ A Few Years Remain on the NHBC
- ▲ Meticulously Kept & Presented In 'Show-Home' Standard
- ▲ UPVC Double Glazing
- ▲ CCTV Included in the Sale
- ▲ Gas Central Heating with a Combi Boiler

**£110,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



Marketed on Behalf of Taylor Wimpey Under Their Part Exchange Scheme.

We think you're going to love this simply wonderful and skilfully upgraded two double bedroom semi!

Features include a modern concrete print driveway with parking for multiple cars, landscaped rear garden with a stylish patio, CCTV, and gas central heating with a combi boiler.

### **GROUND FLOOR**

#### **ENTRANCE HALL**

White composite entrance door, radiator, and staircase to the first floor.

#### **LOUNGE - 3m x 4.6m (9'10" x 15'1")**

With radiator.

#### **KITCHEN DINER - 2.3m x 4m (7'7" x 13'1")**

With wall, drawer, and floor units, woodgrain effect roll edge worktop, electric oven, four ring gas hob with integrated extractor fan, stainless steel sink with mixer tap, space for washing machine, space for fridge freezer, radiator, woodgrain effect laminate flooring, and French doors open to the rear garden.

#### **WC - 0.9m x 1.7m (2'11" x 5'7")**

With close coupled WC and wall mounted wash hand basin.

### **FIRST FLOOR**

#### **LANDING**

With loft access.

#### **BEDROOM ONE - 4.1m x 3m (13'5" x 9'10")**

With radiator.

#### **BEDROOM TWO - 2.2m x 3.3m (7'3" x 10'10")**

With radiator and fitted wardrobes.

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

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



## MIDDLEBECK CLOSE, TS3 8RG

### **BATHROOM - 1.8m x 2.2m (5'11" x 7'3")**

With close coupled WC, pedestal wash hand basin, bath with white splashback tiles, radiator, woodgrain effect laminate flooring and extractor fan.

### **EXTERNALLY**

#### **PARKING & GARDEN**

To the front there is a concrete print driveway providing off street parking for a couple of cars and to the rear there is a fence enclosed landscaped garden with stylish patio, decking and lawn.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

**AGENTS REF:** - TM/LS/MID240135/19032024

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

**TO VIEW:** Contact our Middlesbrough office on

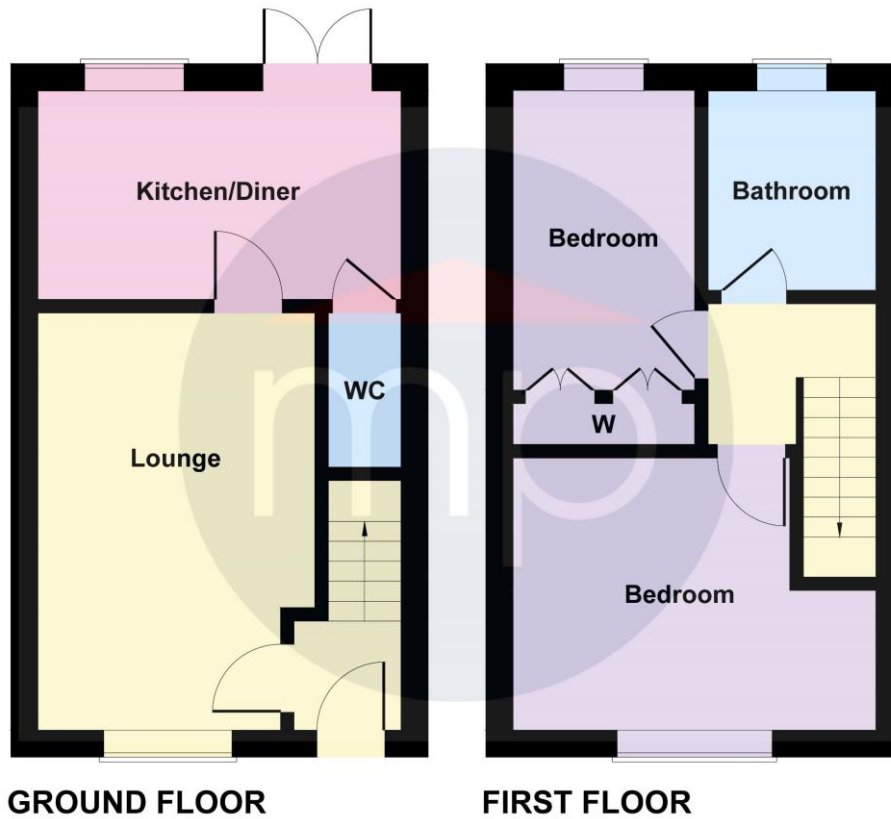
Tel: **01642 254222**



MIDDLEBECK CLOSE, TS3 8RG

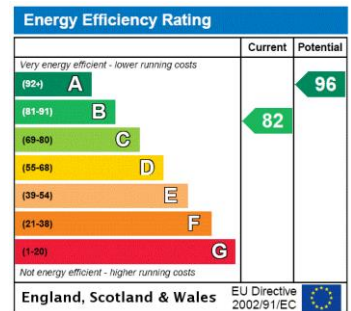


### 56 Middlebeck Close



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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.



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