

## ENDESTON ROAD, PRIESTFIELDS, MIDDLESBROUGH, TS3 0HG



- ▲ Chain Free Sale
- ▲ Perfect for Getting Your First Step on the Property Ladder!
- ▲ Composite Exterior Doors
- ▲ UPVC Double Glazed Windows
- ▲ Private West Facing Garden

**£90,000**

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Perfect for getting your first step on the property ladder!

This three bedroom end terrace (of only three!) is the perfect launching pad. Features include a Vaillant combi boiler, UPVC double glazed windows and composite exterior doors, smart modern kitchen, and bathroom.

The property comprises entrance hall, lounge, and open plan kitchen/diner. On the first floor there are three bedrooms and bathroom with a separate WC.

Externally there are neat 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 - 1.83m x 1.83m (6' x 6')**

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

#### **LOUNGE - 3m (9'10") increasing to 3.9m (12'10") x 3.8m (12'6")**

With electric flame effect fire and radiator.

#### **KITCHEN DINER - 4.8m x 3.5m (15'9" x 11'6")**

With woodgrain effect wall, drawer, and floor units, roll edge worktop, freestanding four ring gas cooker and washing machine included in the sale, stainless steel sink, radiator, tiled floor, and white composite door to the rear garden.

### FIRST FLOOR

#### **LANDING**

With loft access and storage cupboard.

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### **BEDROOM ONE – 4m (13'1") x 3m (9'10") reducing to 2.2m (7'3")**

With radiator.

### **BEDROOM TWO - 3.1m x 2.1m (10'2" x 6'11")**

With radiator and storage cupboard housing the Vaillant combi boiler.

### **BEDROOM THREE - 2m x 2.6m (6'7" x 8'6")**

With radiator.

### **BATHROOM - 1.5m x 1.9m (4'11" x 6'3")**

Comprising wall mounted wash hand basin, bath, tiled walls, radiator, and extractor fan.

### **SEPARATE WC**

With low level WC and part tiled walls.

### **EXTERNALLY**

#### **GARDENS**

Externally there is a neat lawned front garden with a picket fence and to the rear there is a fence enclosed garden with lawn and patio.

**AGENTS REF:** - TM/LS/MID240142/12032024

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

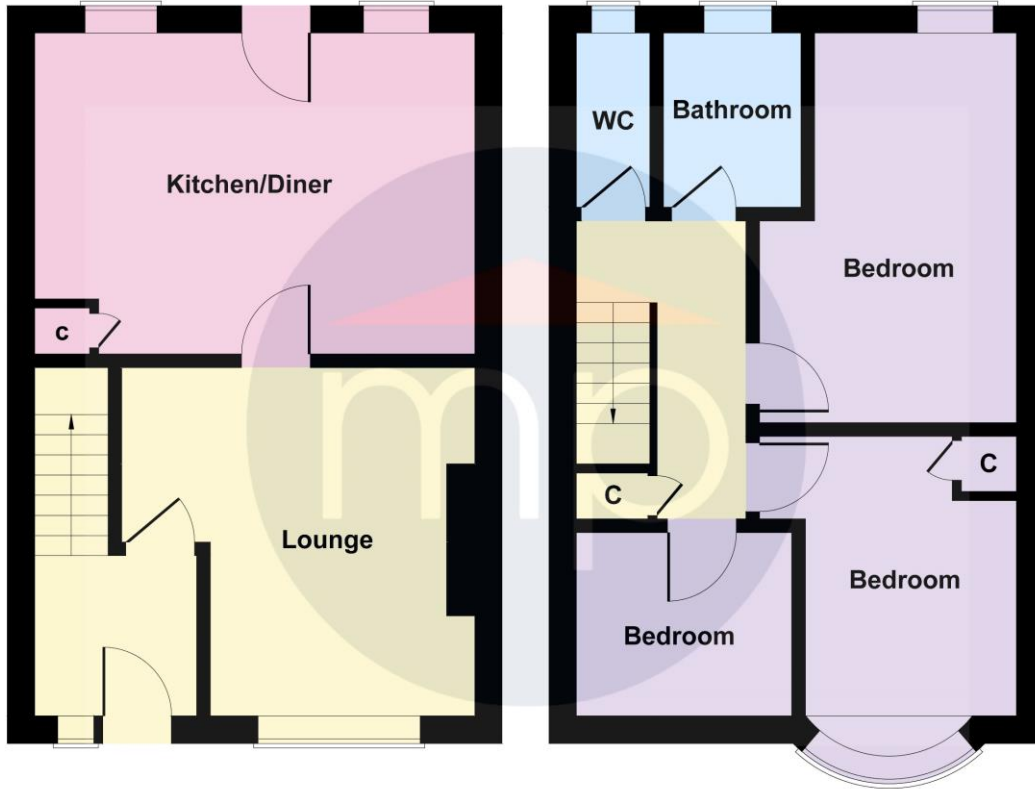
Tel: **01642 254222**



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**9 Endeston Road**

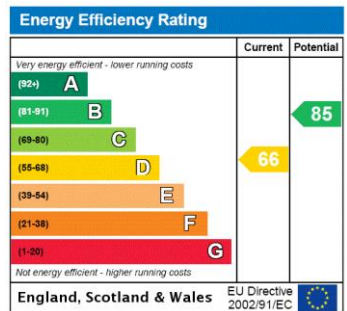


**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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