

SPENCERFIELD CRESCENT, THORNTREE, MIDDLESBROUGH, TS3 9HD



- ▲ Great Size Rear Garden with a Greenhouse, Patio & Lawn with a Cherry Blossom Tree
- ▲ Ideal for First Time Buyers & Investors Alike
- ▲ Off Street Parking to the Front

- ▲ Oil Central Heating with Oil Tank in Rear Garden
- ▲ Solid Built House with Great Proportions

£94,950

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Ideal for First Time Buyers & Investors Alike, This Well Looked After Semi Has a Great Sized Rear Garden, Off Street Parking, Walking Distance to Some Good Schooling & Shops

Ideal for first time buyers and investors alike, this well looked after semi has a great sized rear garden with a lawn, patio & greenhouse, off street parking to the front for multiple cars, handy outhouses used for storage.

The property comprises entrance hall, lounge, kitchen/diner & ground floor WC. On the first floor there are three bedrooms and a family bathroom. Externally there is off street parking to the front, and to the rear there is a fence enclosed garden with a lawn, patio, greenhouse & cherry blossom tree in the middle of the lawn.

GROUND FLOOR

ENTRANCE HALL - 4.34m x 1.73m (14'3" x 5'8")
UPVC entrance door, stairs leading to the first floor, and radiator.

LOUNGE - 5.2m x 3.66m (17'1" x 12')
With two radiators.

KITCHEN/DINER - 4.45m (14'7")reducing to 3.58m (11'9") x 3.25m (10'8")
With wall units, free standing drawers, fridge/freezer/wash and electric cooker to be included in the sale, stainless steel sink, blue splashback tiles.

LOBBY - With UPVC door to drive and hardwood door to the garden.

WC - High flush toilet.

FIRST FLOOR

LANDING - Loft access and storage cupboard.

BEDROOM 1 - 4.45m x 2.92m (14'7" x 9'7")
With radiator and storage cupboard.

BEDROOM 2 - 3.73m x 2.95m (12'3" x 9'8")
With radiator and storage cupboard.

BEDROOM 3 - 2.16m x 3.05m (7'1" x 10')
with radiator and storage cupboard.

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

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BATHROOM - 1.88m x 1.6m (6'2" x 5'3")

With close coupled toilet, pedestal wash basin with mixer tap, bath, splashback tiles, and chrome towel rail and radiator.

EXTERNALLY - To the front of the property there is off-street parking for multiple cars. There is an enclosed rear garden with patio, lawn, greenhouse and cherry tree.

MAINS UTILITIES

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

AGENTS REF: - TM/GD/MID240210

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

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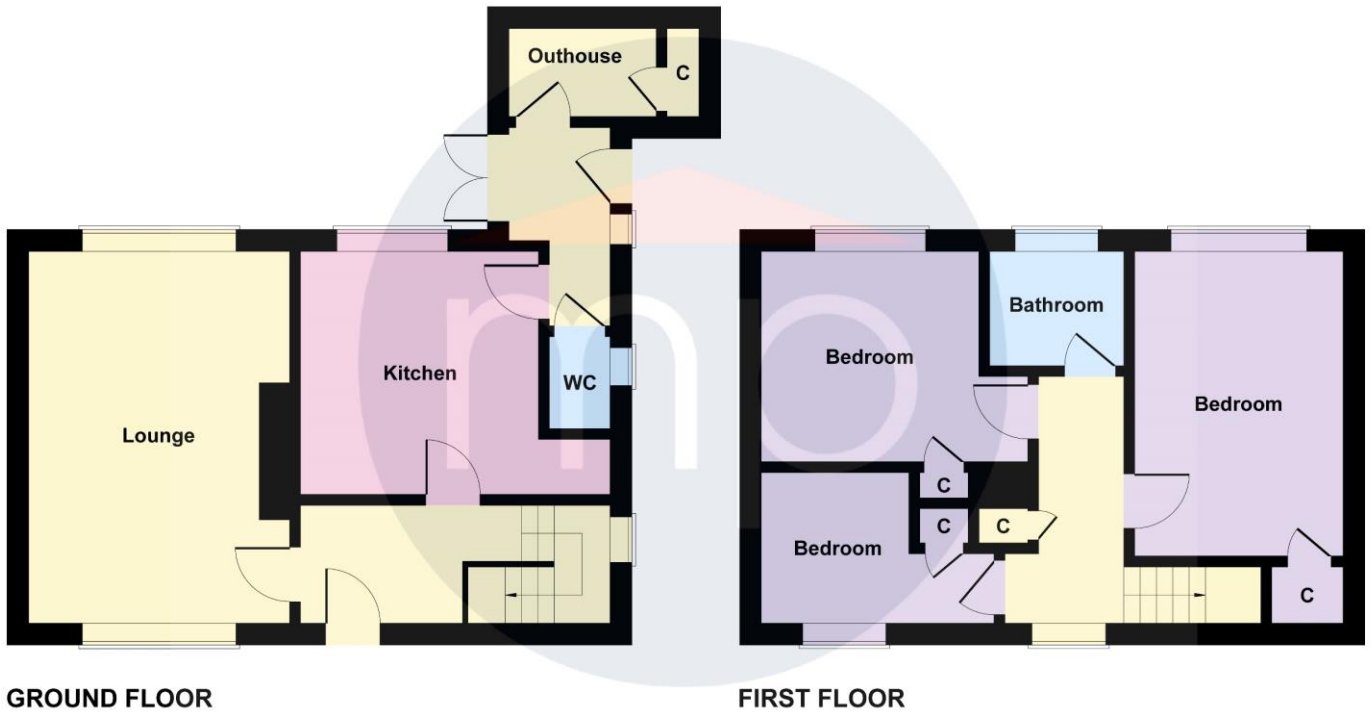
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52 Spencerfield Crescent



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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