

## BROADWELL ROAD, EASTERSIDE, MIDDLESBROUGH, TS4 3NR



- ▲ Great Starting Point for First Time Buyers, Young Couples & Investors
- ▲ Two Double Bedrooms
- ▲ Lovely Well Maintained Large Front Garden & Secluded Rear Garden
- ▲ Gas Central Heating System with a Recently Installed Worcester Bosch Combi Boiler
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Walking Distance to James Cook University Hospital

**£85,000**

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Sitting on a plot with a large, lovely garden, this two bedroom home will make for a great investment or first time buyer's home!

Notable features include gas central heating with a recently installed Worcester Bosch combi boiler, large well maintained front garden, two double bedrooms and UPVC double glazed windows and external doors.

The property comprises entrance, lounge and kitchen/dining room. On the first floor there are two double bedrooms and a bathroom. Externally there is a large front garden and a secluded rear garden.

#### **GROUND FLOOR**

**ENTRANCE HALL** - With white composite entrance door and radiator.

**LOUNGE** - 3.6m x 3.9m (11'10" x 12'10")  
With gas fire and radiator.

#### **KITCHEN/DINING ROOM - 4.5m x 2.9m (14'9" x 9'6")**

With cream wall, drawer, and floor units, roll edge worktop, space for freestanding four ring gas cooker, one and a half bowl stainless steel sink with mixer tap, space for washing machine and space for fridge freezer, breakfast bar, radiator, woodgrain effect laminate flooring and UPVC door to the rear garden.

#### **FIRST FLOOR**

**LANDING** - With storage cupboard and loft access.

**BEDROOM ONE** - 4.5m x 2.8m (14'9" x 9'2")  
With radiator.

**BEDROOM TWO** - 2.5m x 4.2m (8'2" x 13'9")  
With radiator.

**BATHROOM** - 1.6m x 1.8m (5'3" x 5'11")  
Comprising close coupled WC, pedestal wash hand basin, bath with electric shower, radiator and tiled walls.

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

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**EXTERNALLY**

**GARDENS** - To the front there is a large, well maintained garden with hedge boundary and to the rear there is a secluded rear garden with patio and outhouse.

**AGENTS REF:** - TM/LS/MID240820/04032025

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

**TO VIEW:** Contact our Middlesbrough office on  
Tel: **01642 254222**

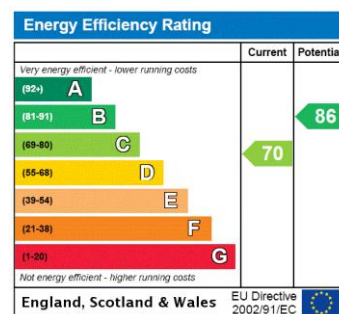


## 31 Broadwell Road



Not to Scale. Produced by The Plan Portal 2025  
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