

## VENTNOR ROAD, LINTHORPE, MIDDLESBROUGH, TS5 6DX



- ▲ A Charming & Extended Three Bedroom Mid Terrace Home with Bags of Character
- ▲ Perfectly Suitable to Young Couples & Families Alike!
- ▲ Majority Windows are Double Glazed with Oak Frames

- ▲ 27ft Kitchen/Dining Room with Double Doors Leading to the Rear Garden
- ▲ Original Stained Glass Windows
- ▲ Central Heating System with a Combi Boiler

**£165,000**

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A charming and extended three-bedroom mid terrace home with bags of character. Perfectly suitable to young couples & families alike!

Features include a southerly facing rear garden, detached garage, stained glass windows, majority of the property having double glazed windows with oak frames, central heating system with a quality Worcester Bosch combi boiler and two separate reception rooms.

The property comprises entrance vestibule, hallway, front sitting room, rear sitting room and large kitchen/dining room. On the first floor there are three bedrooms and a family bathroom. Externally there is a south facing garden to the rear with access to a detached garage.

#### **GROUND FLOOR**

**ENTRANCE VESTIBULE - 1.85m x 1.1m (6'1" x 3'7")**  
With alarm system.

**HALLWAY - 3.89m x 1.85m (12'9" x 6'1")**  
With radiator and staircase to the first floor.

**FRONT SITTING ROOM - 3.48m (11'5")mx 4.4m (14'5") into bay window**

With radiator and fireplace with patterned tiled surround.

**REAR SITTING ROOM - 4.47m x 3.48m (14'8" x 11'5")**

With radiator and gas fire.

**KITCHEN/DINING ROOM - 8.23m (27') x 1.88m (6'2") increasing to 2.77m (9'1")**

With drawer and floor units, worktop, four ring gas cooker, double sink, space for fridge freezer, space for under counter fridge, space for washing machine, original built-in storage cupboards and double doors to the rear garden.

#### **FIRST FLOOR**

**LANDING - 3.28m x 1.83m (10'9" x 6')**

With loft access.

**BEDROOM ONE - 4.72m (15'6") into bay window x 3.53m (11'7")**

With radiator.

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

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### **BEDROOM TWO - 3.4m x 4.11m (11'2" x 13'6")**

With radiator and built-in storage cupboard.

### **BEDROOM THREE - 2.74m x 1.83m (9' x 6')**

With radiator.

### **BATHROOM - 1.73m x 1.93m (5'8" x 6'4")**

White three-piece suite comprising close coupled WC, pedestal wash hand basin and bath with shower extension. Chrome towel radiator and white tiled walls.

### **EXTERNALLY**

**GARDENS** - To the front there is a small forecourt garden with hedging and to the rear there is a south facing garden with lawn, patio, vegetable patch and access to the alleyway and garage.

**DETACHED GARAGE** - A single detached garage.

**AGENTS REF:** - TM/LS/NUN230290/05042023

**Council Tax Band:** B      **Tenure:** Freehold

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Tel: **01642 254222**



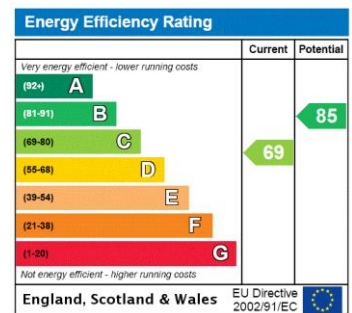


VENTNOR ROAD, TS5 6DX





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