

SKELWITH ROAD, BERWICK HILLS, MIDDLESBROUGH, TS3 7PS



- ▲ Chain Free Sale
- ▲ Recently Refurbished Three Bedroom Semi
- ▲ Ideal for First Time Buyers, Young Couples & Investors Alike

- ▲ Gas Central Heating with a Quality Baxi Combi Boiler
- ▲ Generous Size Plot
- ▲ Modern Stylish Kitchen/Diner

£90,000

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Ideal for either a first time buyer, investor or young couple, this three bedroom semi is ready to move straight into.

Features include being sat on a generous size plot, a quality Baxi combi boiler, UPVC double glazed windows and exterior doors, modern stylish kitchen/diner, and bathroom.

The property comprises entrance hall, lounge/dining room and a modern kitchen/diner. On the first floor there are two double bedrooms, bathroom and there is access to the loft space via a storage cupboard in the second bedroom.

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

GROUND FLOOR

ENTRANCE HALL

With UPVC entrance door, woodgrain effect laminate flooring, radiator, and staircase to the first floor.

LOUNGE - 3.7m x 3.4m (12'2" x 11'2")

With electric flame effect fire and radiator.

DINING ROOM - 2.1m x 3.2m (6'11" x 10'6")

With radiator, woodgrain effect laminate flooring and patio door to the rear garden.

KITCHEN DINER - 4.8m x 3.3m (15'9" x 10'10")

With white wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with integrated extractor fan, stainless steel sink with mixer tap, two radiators and UPVC door to the rear garden.

FIRST FLOOR

LANDING

With storage cupboard.

TO VIEW: Tel: **01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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BEDROOM ONE - 4.5m x 3m (14'9" x 9'10")

With radiator and built-in storage cupboard.

BEDROOM TWO - 2.9m x 3.4m (9'6" x 11'2")

With radiator, built-in storage cupboard housing the boiler and access to the loft space.

BATHROOM - 1.8m x 1.6m (5'11" x 5'3")

Comprising close coupled WC, pedestal wash hand basin, shower bath, tiled walls, woodgrain effect vinyl flooring and radiator.

LOFT - 3.6m x 4.4m (11'10" x 14'5")

With skylight.

AGENTS REF: - TM/LS/NUN240352/16042024

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

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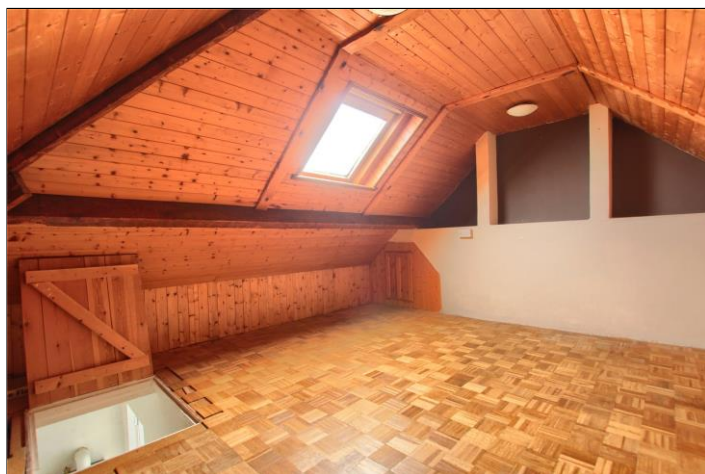
EXTERNALLY

PARKING & GARDEN

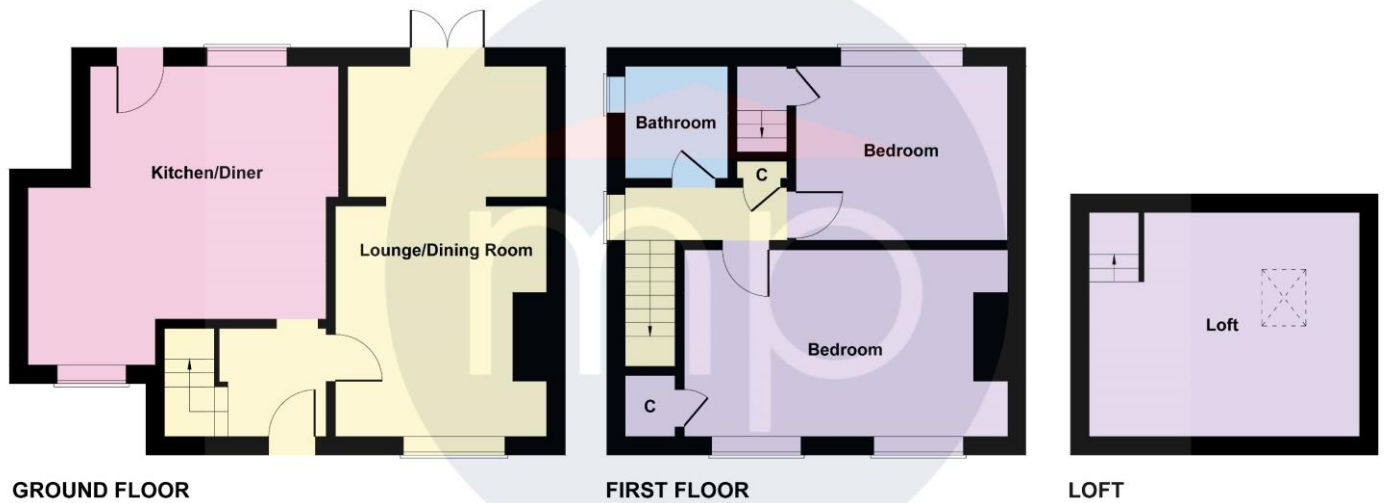
To the front there is off street parking for a single car on a block paved driveway and to the rear there is a fence enclosed garden with lawn and patio.



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26 Skelwith Road



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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	73
(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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