

LANCASTER ROAD, LINTHORPE, MIDDLESBROUGH, TS5 6PF



- ▲ Chain Free Sale
- ▲ Modern & Stylish Shower Room
- ▲ Gas Central Heating with a Recently Installed Combi Boiler

- ▲ UPVC Double Glazed Windows
- ▲ Two Reception Rooms

£130,000

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A great starting point for a first-time buyer and young couples looking to put their own mark on a property.

Location wise it's got some good schooling and shops within walking distance.

Notable features include gas central heating with a recently installed combi boiler, UPVC double glazed windows, smart modern shower room, and a garage to the rear of the property.

The property comprises entrance hall, lounge, dining room, and kitchen with connecting door leading to the garage at the rear of the property. On the first floor there are three bedrooms and a bathroom.

GROUND FLOOR

ENTRANCE VESTIBULE - With UPVC entrance door.

HALLWAY - With radiator, under stairs storage cupboard and staircase to the first floor.

LOUNGE - 3.7m x 3.6m (12'2" x 11'10")

With gas fire, radiator, and woodgrain effect laminate flooring.

DINING ROOM - 4.3m x 3.2m (14'1" x 10'6")

With gas fire, radiator, and woodgrain effect laminate flooring.

KITCHEN - 5.2m x 3m (17'1" x 9'10")

With woodgrain effect wall, drawer, and floor units, roll edge worktop, stainless steel sink, electric oven, four ring electric hob with integrated extractor fan, splashback tiles, tiled flooring, and radiator.

FIRST FLOOR

LANDING - With loft access via dropdown ladder and storage cupboard.

BEDROOM ONE - 5.1m x 3.6m (16'9" x 11'10")

With radiator and woodgrain effect laminate flooring.

BEDROOM TWO - 3m x 3.5m (9'10" x 11'6")

With radiator and storage cupboard.

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64-66 Borough Road, Middlesbrough, TS1 2JH

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BEDROOM THREE - 4.3m x 3.2m (14'1" x 10'6")

With radiator and storage cupboard.

SHOWER ROOM - 2.5m x 2.1m (8'2" x 6'11")

Modern white three-piece suite comprising close coupled WC, vanity wash hand basin with mixer tap, walk-in shower, chrome towel radiator, and tiled walls and floor.

EXTERNALLY

GARAGE - 5m x 4.9m (16'5" x 16'1")

With UPVC door into the kitchen.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

AGENTS REF: - TM/LS/RED231121/09042024

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

TO VIEW: Contact our Middlesbrough office on

Tel: **01642 254222**

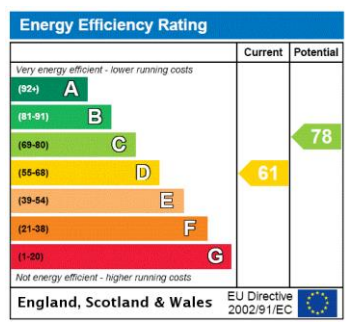


8 Lancaster Road



Not to Scale. Produced by The Plan Portal 2024
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