



Marion Avenue, Linthorpe, Middlesbrough, TS5 5JG

Located within a cul de sac in the Linthorpe area of Middlesbrough, this traditional bay fronted semi-detached property is offered for sale with NO ONWARD CHAIN.

The ground floor accommodation comprises a spacious lounge featuring a bay window, a separate dining room with a feature fireplace and built-in storage, and a kitchen overlooking the enclosed rear garden, which includes both decking and lawned areas.

To the first floor, there are two double bedrooms, each with integrated wardrobes, together with a modern family bathroom fitted with a shower over the bath.

Externally, the property benefits from gardens to the front and rear and a garage, which is accessed via a shared driveway. Additional features include gas central heating and double glazed windows throughout.

The property is situated in a desirable residential area, conveniently positioned for access to local schools, shops, and amenities within Linthorpe and the surrounding areas, and offers excellent transport links, with easy access to the A19 and other major routes.

£130,000



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HALL

LOUNGE
14'8" x 10'2" (4.47m x 3.10m)

KITCHEN
9'5" x 8'3" (2.87m x 2.51m)

DINING ROOM
14'8" x 11' (4.47m x 3.35m)

LANDING

BEDROOM ONE
12'10" x 10'3" (3.91m x 3.12m)

BEDROOM TWO
14'5" x 8'5" (4.39m x 2.57m)

BATHROOM
7'1" x 5'5" (2.16m x 1.65m)

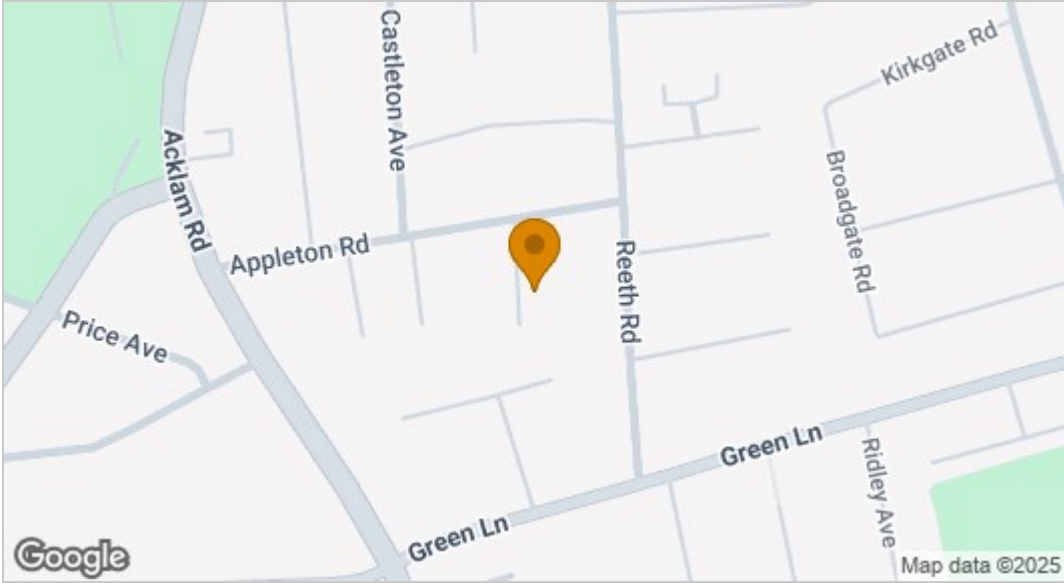
AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

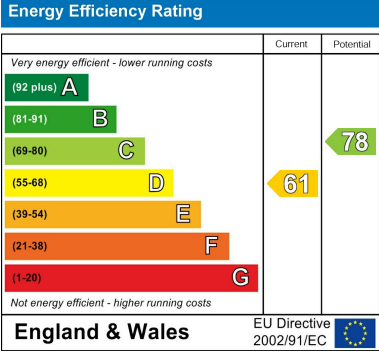




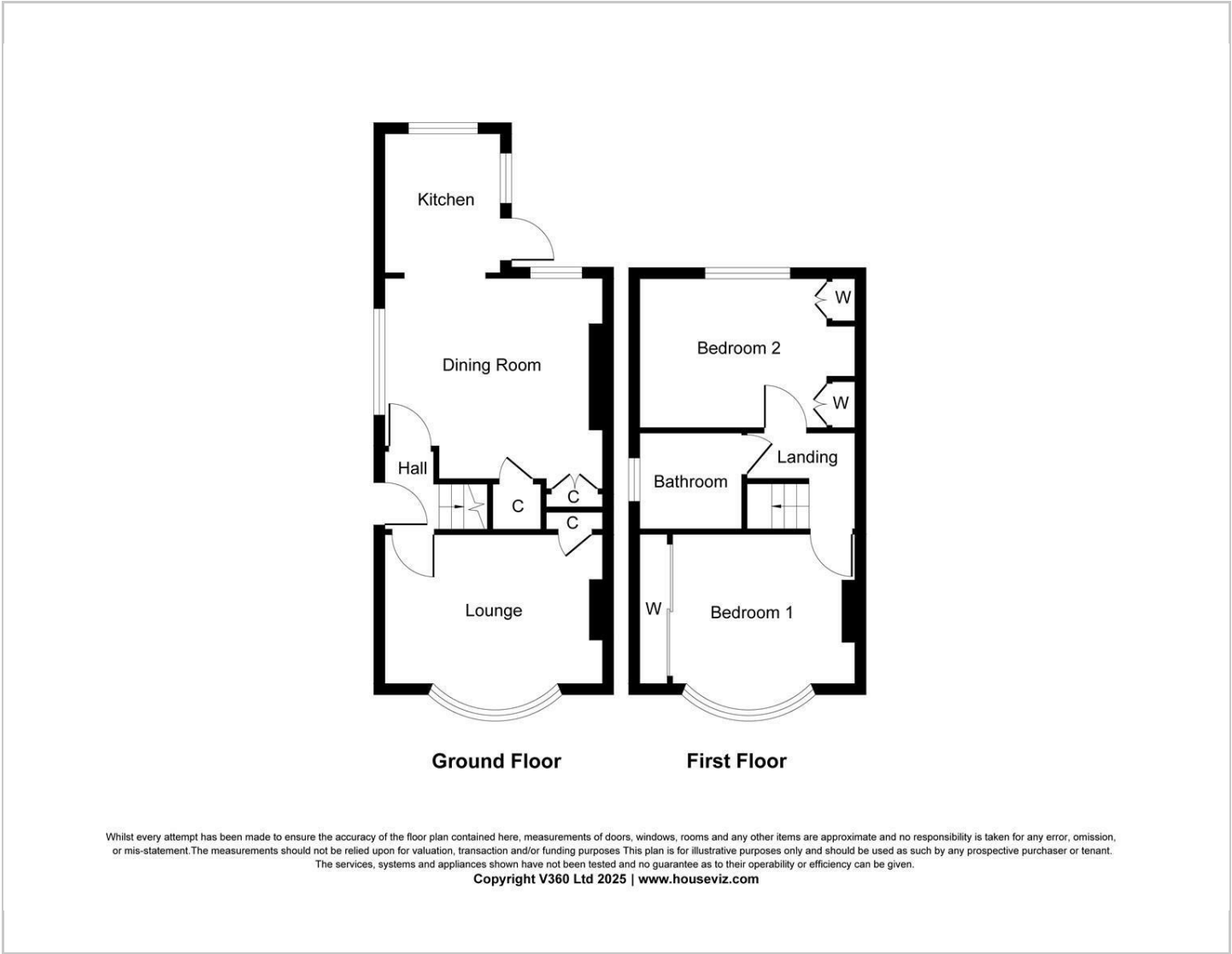
Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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