



Lydbrook Road  
Middlesbrough

£125,000

ENERGY RATING: C-69

A well presented and extended three bedroom, two reception room home in this popular location offering great transport links with easy access to the A19 & A66. The spacious accommodation comprises; entrance hall, lounge, dining room, kitchen, bathroom, and three first floor bedrooms. There are low maintenance gardens to the front & rear of the property with the rear enjoying a sunny Westerly facing aspect. Energy Rating: C-69. Council Tax Band: A (£1,657.68).





- Well Presented Extended Home • Three Bedrooms • Two Reception Rooms • Low Maintenance Gardens

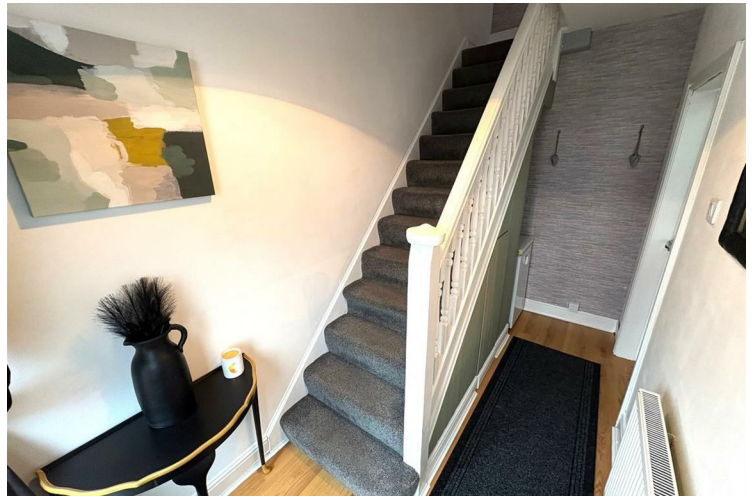
## Entrance Hall

UPVC entrance door with feature leaded light & UPVC double glazed side panel, staircase to first floor, understair meter cupboard & storage area, laminate flooring and a radiator.

## Lounge

**4.66m (into bay) x 3.32m (15'3" (into bay) x 10'10")**

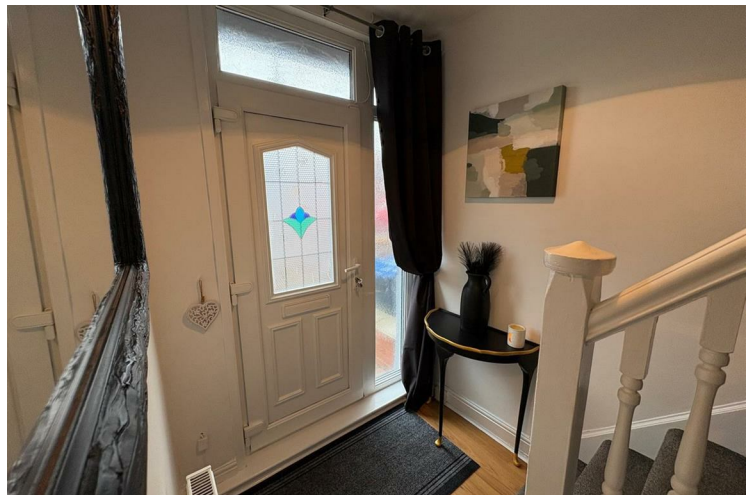
Front aspect UPVC double glazed bay window, laminate flooring, coving and a radiator.



## Dining Room

**3.30m x 2.80m (10'9" x 9'2")**

Rear aspect UPVC double glazed bay window, laminate flooring, coving and a radiator.



## Kitchen

**4.43m x 2.06m (14'6" x 6'9")**

Two side aspect UPVC double glazed windows & a rear aspect UPVC door leading to the garden. A range base & wall units with rolled worksurfaces and tiled splashbacks incorporating a 1½ bowl stainless steel sink & mixer tap. Space for range cooker, fridge/freezer, washing machine & tumble dryer. Laminate flooring, spots lights and a radiator.

## Bathroom

**3.62m x 1.70m (11'10" x 5'6")**

Rear aspect UPVC double glazed window, white suite comprising; corner bath with mixer tap & showerhead, pedestal wash basin, low level WC and a separate shower cubicle with an electric shower. Tiled flooring and a radiator.



• Popular Location • Easy Access to A19 & A66 • Energy Rating: C-69 • Council Tax Band: A (£1,657.68)



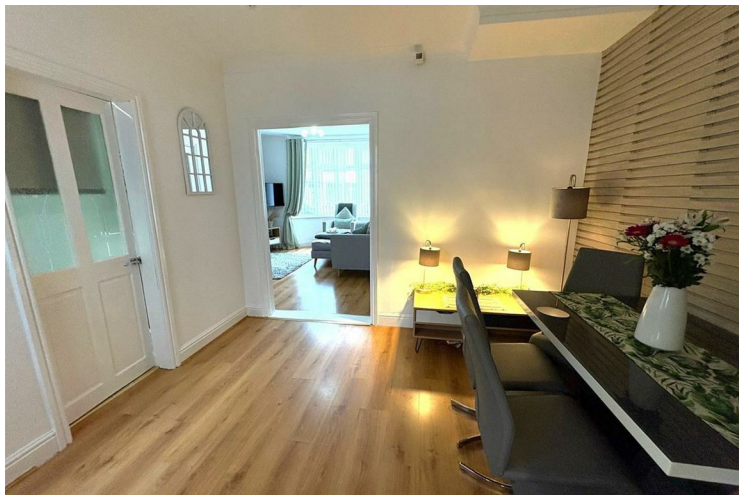
## First Floor Landing

Access via pulldown aluminium ladder to a boarded loft room with a rear aspect velux window.

## Bedroom One

**3.26m x 4.74m (max.) (10'8" x 15'6" (max.))**

Front aspect UPVC double glazed bay window, built-in wardrobes, cupboards & drawers, dado rail and a radiator.



## Bedroom Two

**3.19m x 2.86m (10'5" x 9'4")**

Rear aspect UPVC double glazed window and a radiator.

## Bedroom Three

**2.18m x 2.18m (7'1" x 7'1")**

Rear aspect UPVC double glazed window, combi boiler and a radiator.

## Externally

There is a block paved, walled garden to the front of the property and an enclosed low maintenance rear garden with a sunny Westerly facing aspect.











## Additional Information

**Local Authority** - Middlesbrough  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Floor Area** - 860.00 sq ft  
**Tenure** - Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Billingham Sales  
63 Queensway  
Billingham  
TS23 2LU

01642530919  
info@drummondstates.co.uk  
www.drummondstates.co.uk

drummonds  
estate agents