



## 3 Broadgate Gardens

Linthorpe, Middlesbrough, TS5 5LR

**Offers in the region of £190,000**



Offers Invited - For Sale With No Onward Chain! Nestled In The Charming Broadgate Gardens Of Linthorpe, This Delightful & Extended Semi-Detached Bungalow Is A True Gem Waiting To Be Discovered. Boasting A Tasteful Refurbishment From Top To Bottom, This Property Offers A Blend Of Modern Comforts And Classic Charm.

Step Inside To Find A Cosy Reception Room, Perfect For Relaxing Or Entertaining Guests. With Two Inviting Bedrooms, There's Ample Space For A Small Family Or Guests To Stay Over. The Recently Renovated Kitchen And Shower Room Are A Testament To Luxury Living, Showcasing Contemporary Design And Functionality.

One Of The Highlights Of This Lovely Bungalow Is The Dining Room, Featuring Elegant French Doors That Open Out To The Westerly Facing Garden. Imagine Enjoying Your Morning Coffee Or Hosting A Dinner Party In This Picturesque Setting.



### Location

If You're Thinking About Settling Down In Linthorpe/Acklam, Middlesbrough, You've Come To The Right Place. Acklam Is A Predominantly Residential Area Situated Just A Couple Of Miles South-West Of Middlesbrough Town Centre. Known For Its Relatively Quiet Streets And Green Spaces, Linthorpe/Acklam Attracts A Mixed Crowd, From Young Professionals To Families.

From Green Lane Turn Onto Thornfield Grove. Broadgate Gardens Can Be Accessed Via Westgate Road Or Kirkgate Road. The Property Is Tucked Away In The Corner.

Baptist Church & Bus Stop - 5 Minute Walk  
The James Cook University Hospital - 6 Minute Drive  
Acklam Pharmacy - 2 Minute Drive/10 Minute Walk  
Green Lane Primary Academy - 9 Minute Walk  
Acklam Grange School - 6 Minute Drive  
The Northern School of Art - 9 Minute Drive

Distance Times Estimated Using Google Maps.

### Entrance Hallway

uPVC Entrance Door, Doors Leading To All Rooms.

### Lounge

Feature Electric Fire With Mantle, uPVC Double Glazed Bay Window, Radiator.

### Dining Area

uPVC Double Glazed Window, French Doors To The Rear, Radiator, Space For Dining Table & Chairs, Storage Cupboard.

### Kitchen

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Space For Appliances, uPVC Double Glazed Windows x2.

### Bedroom One

uPVC Double Glazed Window, Radiator.

### Bedroom Two

uPVC Double Glazed Window, Radiator.

### Shower Room

Fully Tiled & Fitted With A White Suite Comprising: Wall Hung Hand Wash Basin, Walk In Shower Cubicle, W/C, Radiator, uPVC Double Glazed Window.

### Loft Space

Insulated.

### Solar Panels

Owned Outright.

### Summerhouse

Timber Frame, Paved Base, No Power.

### Energy Efficiency Rating: C

The Full Energy Efficiency Certificate Is Available On Request.

### Property Information

Tenure: Freehold

Local Authority: Middlesbrough Borough Council

Listed Status: Not Listed

Conservation Area: No

Tree Preservation Orders: None

Tax Band: B

Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.

Broadband Delivered To The Property: Cable

Non-Standard Construction: Believed To Be Of Standard Construction

Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of

Flooding Issues In The Last 5 Years: None

Accessibility: Single Storey Dwelling. No Accessibility Modifications

Cladding: None

Planning Issues: None Which Our Clients Are Aware Of

Coastal Erosion: None

Coal Mining In The Local Area: None

### Disclaimer

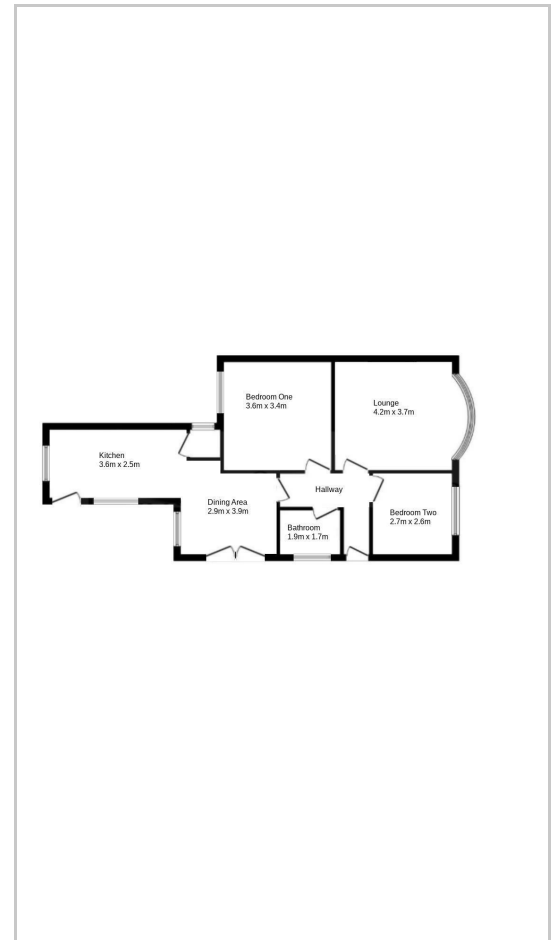
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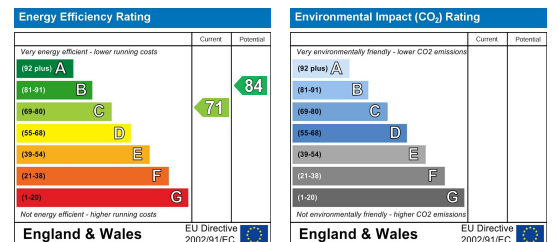
## Area Map



## Floor Plans



## Energy Efficiency Graph



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