



## 34 Formby Green , Middlesbrough, TS4 3JX £95,000

\*\*\*\* A WELL PRESENTED END TERRACE PROPERTY SET WITHIN THIS POPULAR RESIDENTIAL AREA WHICH PROVIDES EASE OF ACCESS TO MARTON ROAD, THE JAMES COOK HOSPITAL, MIDDLESBROUGH TOWN CENTRE AND BEYOND DUE TO BEING WITHIN A 10-15 MINUTE DRIVE TO THE A66 AND A19 ROADLINKS \*\*\*\*

This well presented 3 Bed End-Terrace home in a popular, convenient location. Enjoy a spacious Separate Lounge Or Entertain In The Bright, Open-Plan Kitchen/Diner With Sliding Patio Doors Leading To A Private Courtyard. Out Back, You'll Find Handy Brick Storage Sheds For All The Extras. With Three Bedrooms Upstairs, and the availability of off street parking to the front, It's A Great Fit For Families Or A Smart Move For Investors.

Just A Short Walk To Trinity Catholic College and James Cook Hospital.

- IDEAL FOR FIRST TIME BUYER
- DRIVEWAY TO THE FRONT
- WELL PRESENTED THROUGHOUT
- QUIET LOCATION
- PRIVATE REAR COURTYARD
- COULD RENT FOR OVER £700 PCM
- EPC RATING - 'D'
- END TERRACE FAMILY HOME

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



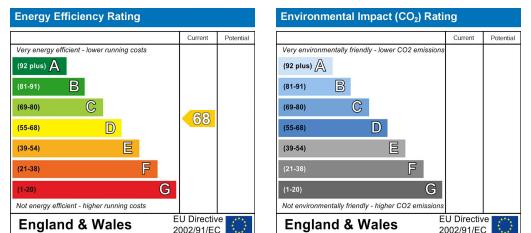
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.