



## 13 Barker Road

, Middlesbrough, TS5 5EW

**£299,999**

A stunning family home, with parking is rare to the market in Linthorpe!

This property, built on a double plot comes with living space to spare on the ground floor and a loft room at the top, this property is ideal for growing families that need more space and access to the great local schools.

Features include a magnificent rear garden, original stained glass windows, huge master bedroom, modern kitchen/dining room, driveway to the side providing off street parking for multiple cars, loft conversion with two windows, gas central heating with a combi boiler and UPVC double glazed windows.

This property is being sold with the benefit of no onward chain and the possibility of having the furniture included in the sale, should you want it.

The property comprises entrance hall, two large reception rooms and kitchen/diner leading to ground floor WC and storage.

On the first floor there are three bedrooms and a family bathroom.

On the second floor there is a further room accessed via stairs from first floor landing. Externally you will find a front garden with shrubs and hedging providing privacy, off street parking for multiple cars to the side and a large mature rear garden.

- FANTASTIC GARDEN
- HOUSE ON 'DOUBLE PLOT'
- LOFT ROOM WITH STAIRS
- PEACEFUL LOCATION
- PARKING ON PRIVATE DRIVEWAY
- GROUND FLOOR WC
- SOLD WITH NO ONWARD CHAIN
- FURNITURE CAN BE INCLUDED IN THE SALE.

### 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.



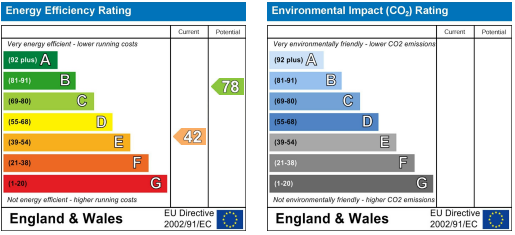
Floor Plan



Area Map



Energy Efficiency Graph



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