29 Rockliffe Road

, Middlesbrough, TS5 5DL

Offers over £154,995

AN EXTENDED AND BEAUTIFULLY REFURBISHED AND UPGRADED BAY WINDOWED FAMILY HOME SET WITHIN THIS POPULAR RESIDENTIAL LOCATION WITHIN LINTHORPE. THE PROPERTY HAS BEEN CAREFULLY AND SYMPATHETICALLY IMPROVED BY THE CURRENT OWNERS WITH NO EXPENSE SPARED, LEADING TO THE INTEGRATION OF A NEW KITCHEN AND BATHROOM (INSIDE THE LAST 3 YEARS), A NEW PATIO AREA TO THE REAR GARDEN AND A RECENTLY INSTALLED GAS CENTRAL HEATING BOILER AMONGST OTHER. THE WINDOWS HAVE ALSO BEEN RENEWED (BARRING THE BEAUTIFULLY CHARACTERFUL FEATURE WINDOW IN THE KITCHEN THAT HAS BEEN RETAINED). THE PROPERTY IS IN TRUE 'SHOW HOME' CONDITION AND WILL ALLOW ANY INCOMING BUYER TO PURCHASE AND MOVE IN WITHOUT THE NEED FOR ANY ESSENTIAL WORKS.

A spacious family home yielding in brief two reception rooms, an extended breakfast Kitchen, three bedrooms (two doubles and a small single - nursery / office) and a family bathroom. This property is of standout quality and an internal viewing is essential in order to appreciate fully

- EPC EXPIRED (FORMER RATING 'D' - 56/85) - New EPC is booked in to be carried out week commencing 25/8

- EXCELLENT LOCATION CLOSE TO SHOPS AND AMENITIES AS WELL AS LINTHORPE COMMUNITY PRIMARY SCHOOL

- IDEAL LOCATION FOR COMMUTING BEING SET CLOSE TO THE A66 AND A19

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.
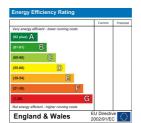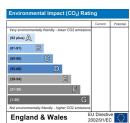
3   1   2

Floor Plan

GROUND FLOOR

1ST FLOOR

BREAKFAST ROOM

DINING ROOM

UP

ENTRANCE HALL

LIVING ROOM

BEDROOM

BATHROOM

DOWN

LANDING

BEDROOM

BEDROOM

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map

Energy Efficiency Graph

329 Linthorpe Road, Middlesbrough, TS5 6AA
Tel: 01642 063352 Email: info@progression-lettings.co.uk https://www.progression-property.co.uk