



## 31 Barker Road , Middlesbrough, TS5 5EW £230,000

This warm, inviting family home on a popular street in Linthorpe will appeal to many home movers and is ideal for growing families that need more space and access to great local schools.

Features include a charming rear garden with fruit trees, some stained glass windows, a huge garage to the rear, modern kitchen/dining room, loft conversion with two windows, gas central heating with a combi boiler and UPVC double glazed windows.

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

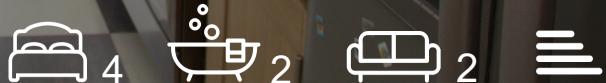
On the first floor there are four bedrooms and a family bathroom.

There is a fully boarded, carpeted loft room with 'velux' windows accessed via drop down ladders on the first floor landing.

### 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.

- LOFT ROOM with ladders to 1st floor landing.
- GROUND FLOOR WC
- HUGE GARAGE
- REAR GARDEN with fruit trees.



## Floor Plan

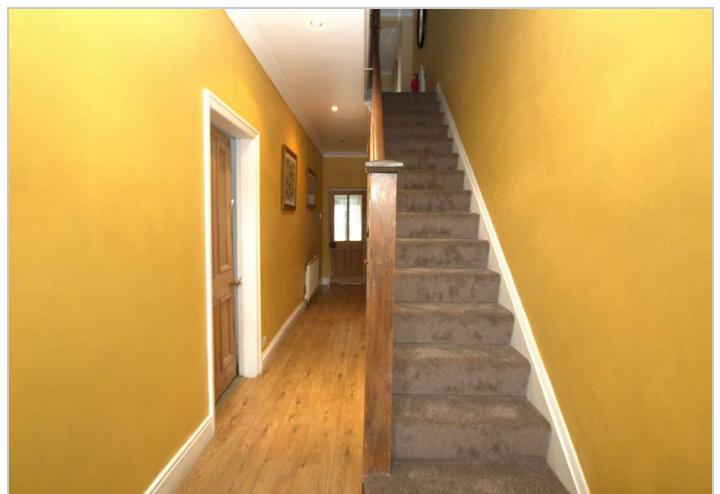


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A
(81-91)	B	(81-91)	B
(68-80)	C	(68-80)	C
(55-68)	D	(55-68)	D
(38-54)	E	(38-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



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