



Airedale House The Crescent, Middlesbrough TS5 6SH

welcome to

Airedale House The Crescent, Middlesbrough

Tucked away in the heart of Linthorpe, this unique one-bedroom cottage offers a rare opportunity to own a charming and characterful home in a highly sought-after location. Externally, the property benefits from one parking space, concrete front garden and a matching private rear courtyard.

Entrance Hall

Entered via Composite double glazed door, kitchen rails, radiator, stairs to first floor, understairs storage.

Reception Room

17' 7" x 8' 9" (5.36m x 2.67m)

UPVC double glazed french doors to rear leading to courtyard, feature cast iron fire place with wooden surround and marble plinth, coved cornicing, ceiling rows.

Dining Area

9' 1" x 9' 2" (2.77m x 2.79m)

Composite double glazed door with frosted glass leading to rear, radiator, coved cornicing, open plan to kitchen.

Kitchen

6' 8" x 11' 2" (2.03m x 3.40m)

Cottage Shaker style kitchen, contrast laminate work surfaces, single stainless steel sink with drainer and mixer tap, tiled splashbacks, free standing gas hob, electric oven, plumbing for washing machine, combi boiler, UPVC double glazed window to front,

Landing

Half way up is a UPVC double glazed window to front.

Bedroom

9' x 17' 9" (2.74m x 5.41m)

UPVC double glazed window to side, radiator, built in storage cupboard,

Bathroom

Half tiled walls, UPVC double glazed window to front, pedestal hand wash basin with mixer tap, low level low flush W/C, radiator, claw foot free standing roll top bath with mixer taps.

Externally Front Garden

Access via gate, printed concrete to front, storage to side.

Rear Courtyard

Printed resin driveway, gated access to communal area to front, raised beds.





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Airedale House The Crescent, Middlesbrough

- SOUGHT-AFTER LOCATION
- SPACIOUS LOUNGE
- CAST IRON FIREPLACE
- PARKING FOR ONE CAR
- PRIVATE REAR COURTYARD

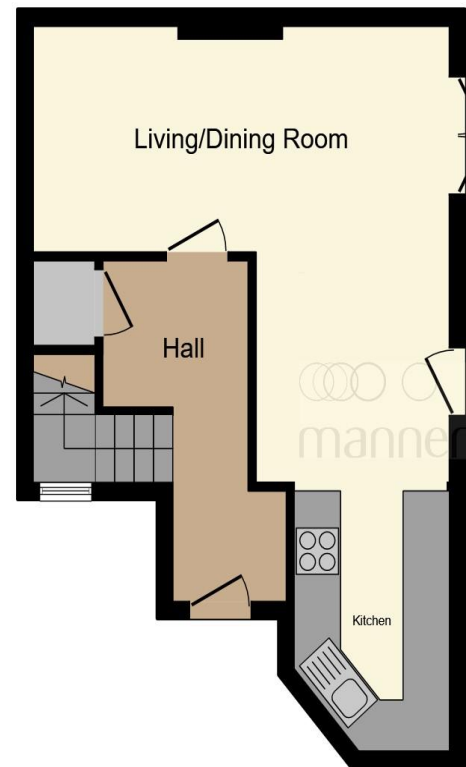
Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 44.00

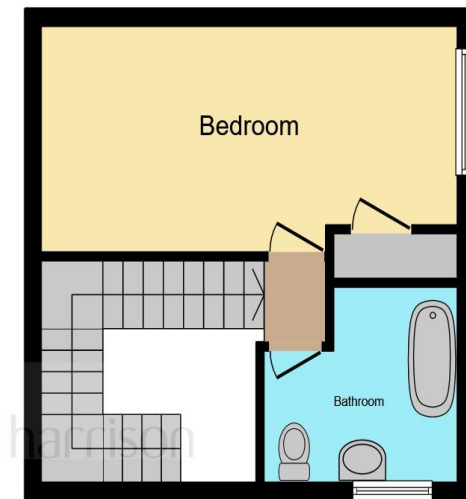
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Jun 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150 000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
MAR110890 - 0004

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