



44 Langridge Crescent Berwick Hills, Middlesbrough, TS3 7LL

This well-presented three-bedroom mid-terrace property in Middlesbrough offers spacious and practical accommodation, making it an excellent choice for families, professional tenants or those seeking a well-located rental property.

The property is well maintained throughout and benefits from gas central heating and uPVC double glazing. The ground floor comprises an entrance hallway, a spacious lounge with electric fire, separate dining room and a fitted kitchen.

To the first floor are three well-proportioned bedrooms, a family bathroom and a separate WC, providing comfortable and versatile living accommodation.

Externally, the property benefits from a front garden and a good-sized rear garden, mainly laid to lawn, providing a pleasant outdoor space.

£700

44 Langridge Crescent

Berwick Hills, Middlesbrough, TS3 7LL



- THREE BEDROOM
- MID TERRACED HOUSE
- KITCHEN INC SOME WHITE GOODS
- LARGE REAR GARDEN
- SECURITY ALARM SYSTEM
- DSS CONSIDERED

HALLWAY

BATHROOM

LOUNGE

5'5" x 5'3" (1.65 x 1.60)

11'5" x 11'3" (3.48 x 3.43)

SEPARATE W.C

5'6" x 2'8" (1.68 x 0.81)

DINING ROOM

12'5" x 8'8" (3.78 x 2.64)

EPC NOTE

KITCHEN

EXTERNALLY

17'11" x 5'8" (5.46 x 1.73)

LANDING

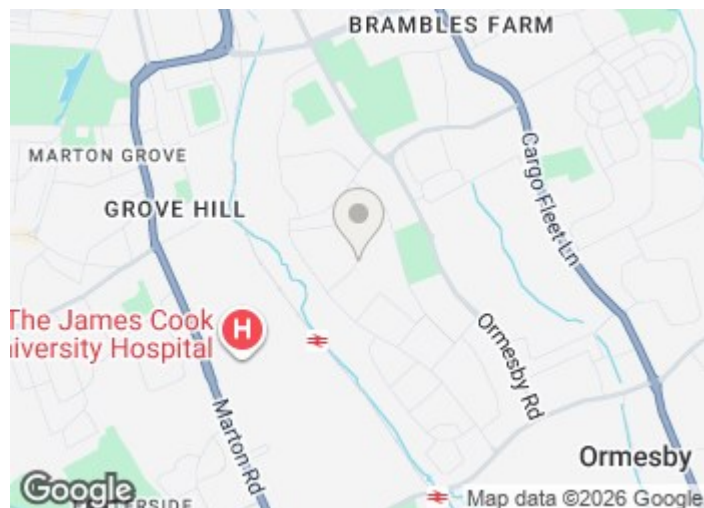
MASTER BEDROOM (FRONT)

11'3" x 11'3" (3.43 x 3.43)

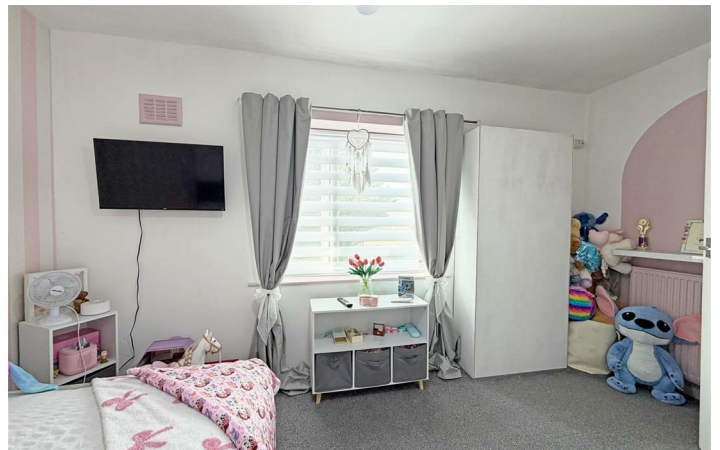
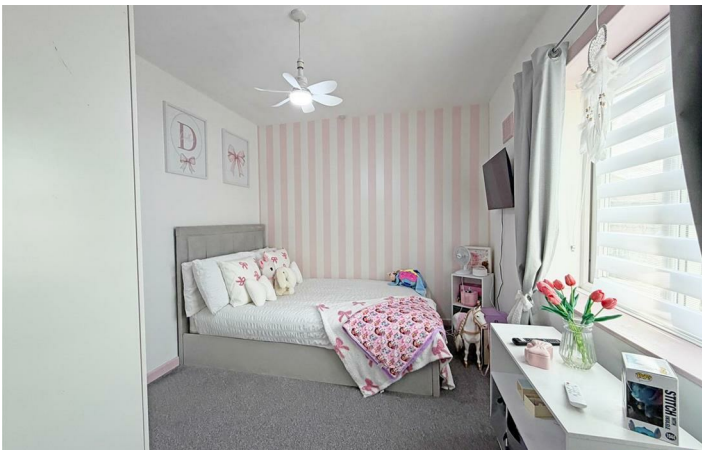
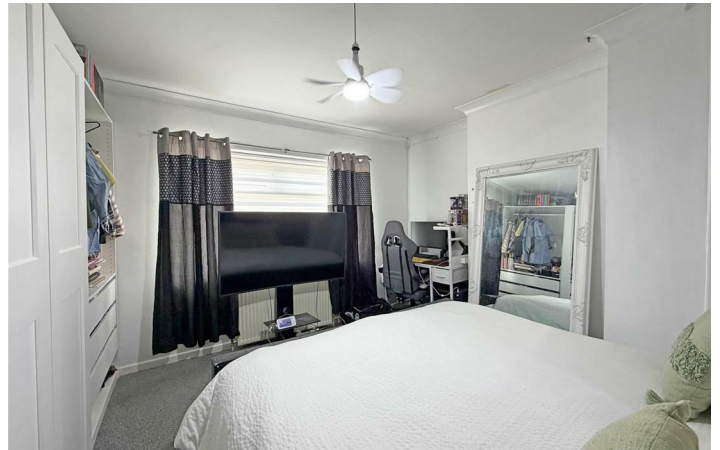
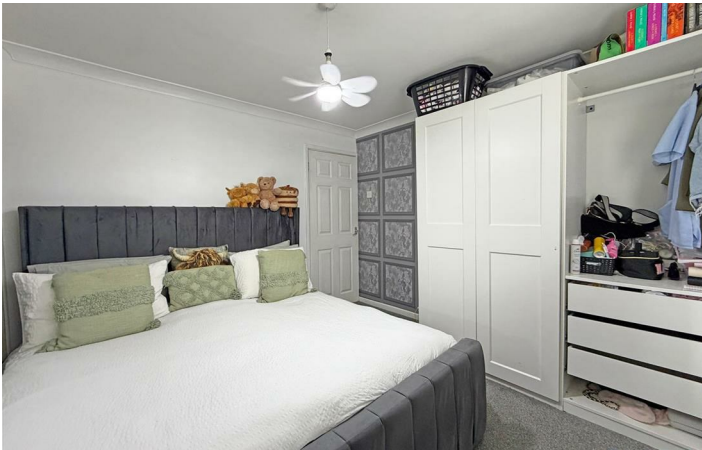
FRONT BEDROOM

11'3" x 5'9" (3.43 x 1.75)

REAR BEDROOM

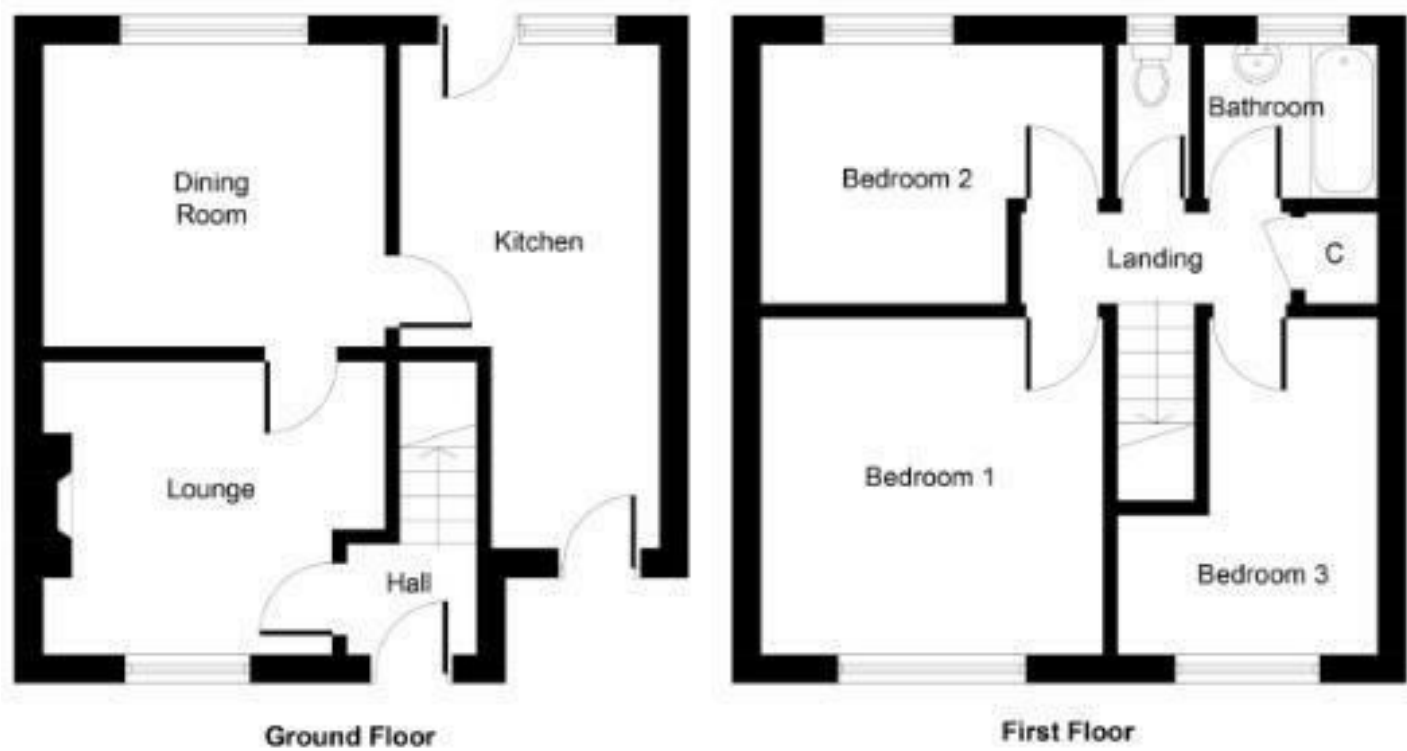


Directions





Floor Plan



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	84
EU Directive 2002/91/EC		