



## Clough Close, Linthorpe, Middlesbrough, TS5 5ET

Offered for sale with NO ONWARD CHAIN, this three bedroom mid-terrace home is available for immediate occupation and presents an excellent opportunity for first-time buyers, professionals and investors alike.

The accommodation briefly comprises an entrance hall, a spacious lounge featuring a fireplace, a fitted kitchen complete with oven and hob, and French doors opening onto the rear garden. The ground floor also benefits from the convenience of a downstairs WC.

To the first floor are three bedrooms and a family bathroom fitted with a shower over the bath. The property further benefits from gas central heating and double glazing throughout.

Externally, there is a small lawn to the front and an enclosed rear garden, predominantly laid to lawn, providing useful outdoor space. To the rear of the property there is off-street parking and a garage.

Situated within the Linthorpe area of Middlesbrough, the property enjoys excellent access to local amenities, schools, transport links, Teesside University and Middlesbrough town centre. Whether you are a first-time buyer looking to be close to the town centre, a professional requiring strong commuter links, or an investor seeking a potential rental opportunity, this property is sure to appeal.

£129,000



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## HALLWAY

## LOUNGE

15'9" x 15 (4.80m x 4.57m)

## KITCHEN/DINING ROOM

15' x 8'4" (4.57m x 2.54m)

## DOWNSTAIRS WC

5'9" x 2'8" (1.75m x 0.81m)

## LANDING

## BEDROOM ONE

13'4" x 8'6" (4.06m x 2.59m)

## BEDROOM TWO

10'9" x 8'6" (3.28m x 2.59m)

## BEDROOM THREE

7'2" x 6'2" (2.18m x 1.88m)

## BATHROOM

6'2" x 5'6" (1.88m x 1.68m)

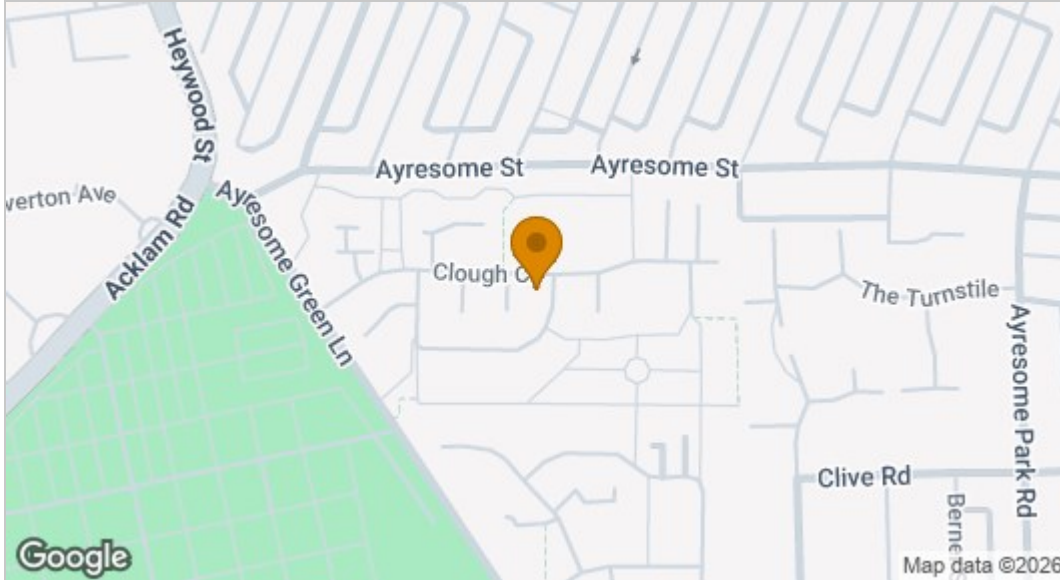
## AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

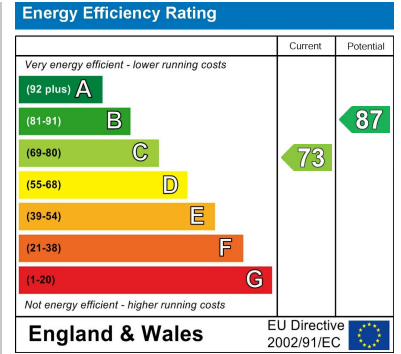




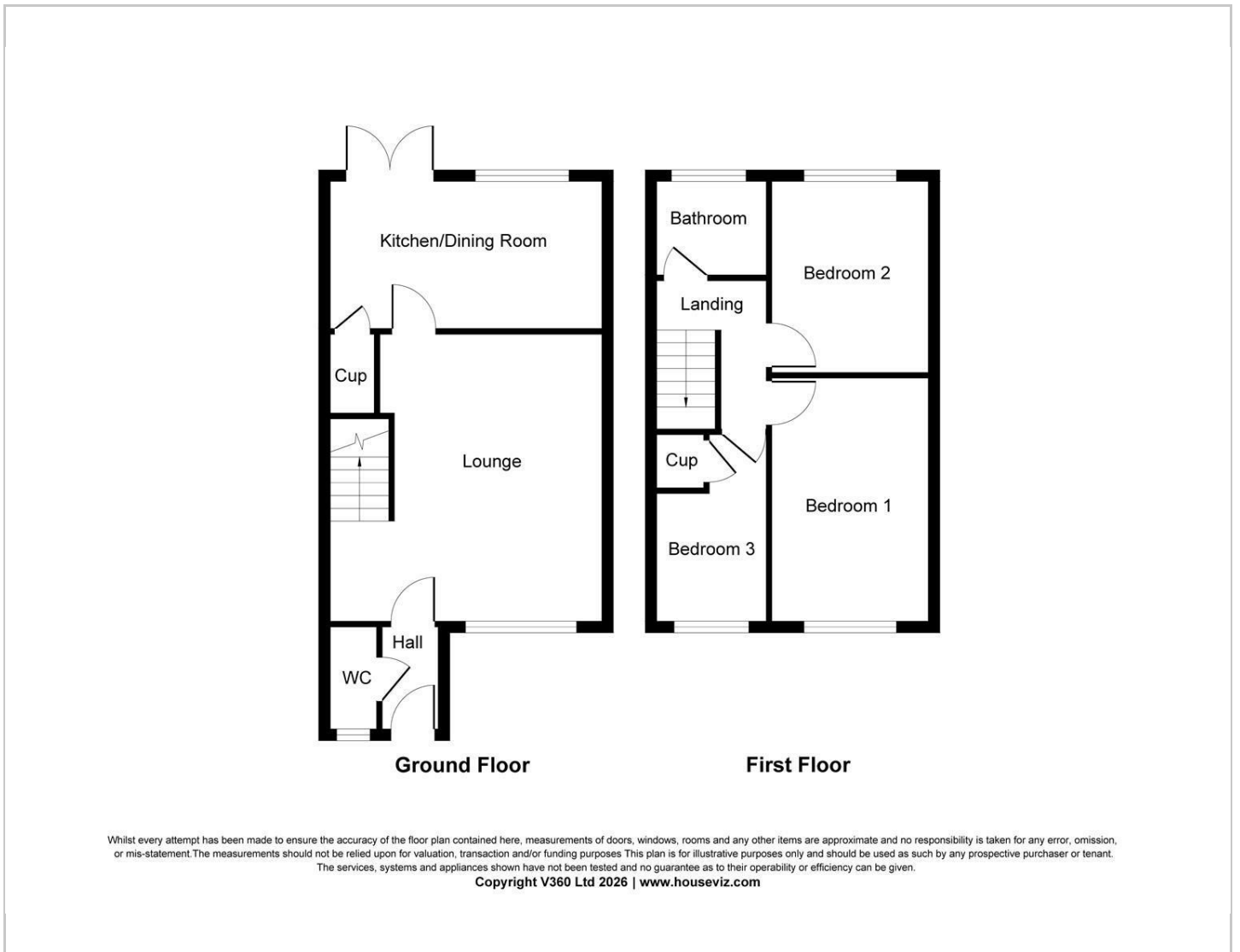
## Map



## EPC graph



## Floor Plan



## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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