

ARNCLIFFE ROAD, WEST LANE, MIDDLESBROUGH, TS5 4AR



- ▲ Chain Free Sale!
- ▲ A Three Bedroom Mid Terrace
- ▲ Perfect for First Time Buyers, Young Couples & Investors Alike
- ▲ Gas Central Heating

- ▲ UPVC Double Glazed Windows
- ▲ Walking Distance to Some Good Schooling
- ▲ Modern Kitchen
- ▲ Stylish Bathroom

£95,000

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Available as a chain free sale! This mid terrace home offers three bedrooms and a modern bathroom.

Sure to be of interest to young couples, first time buyers and investors alike and is ready to move straight into.

Notable features include gas central heating, UPVC double glazed windows, walking distance to some good schooling, modern kitchen and open plan lounge/diner.

The property comprises entrance hall, lounge/diner and kitchen. On the first floor there are three bedroom and a bathroom.

GROUND FLOOR

ENTRANCE HALL

With solid hardwood entrance door and staircase to the first floor.

LOUNGE/DINER - 7.3m x 3.6m (23'11" x 11'10")

BREAKFAST ROOM - 2.6m x 1.8m (8'6" x 5'11")

KITCHEN - 3.5m x 1.8m (11'6" x 5'11")

With white wall, drawer, and floor units, roll edge worktop, space for cooker, stainless steel sink, space for washing machine and UPVC door to the rear garden.

FIRST FLOOR

LANDING

BEDROOM ONE - 3.5m x 3m (11'6" x 9'10")

BEDROOM TWO - 3.4m x 3.3m (11'2" x 10'10")

BEDROOM THREE - 2m x 2.3m (6'7" x 7'7")

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64-66 Borough Road, Middlesbrough, TS1 2JH

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BATHROOM

With close coupled WC, vanity wash hand basin and shower bath.

EXTERNALLY

GARDEN & GARAGE

To the rear there is a fence enclosed garden with access to the garage.

BUYERS IDENTIFICATION CHECK(S)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - TM/LS/LET180053/01072026

Council Tax Band: A **Tenure:** Freehold

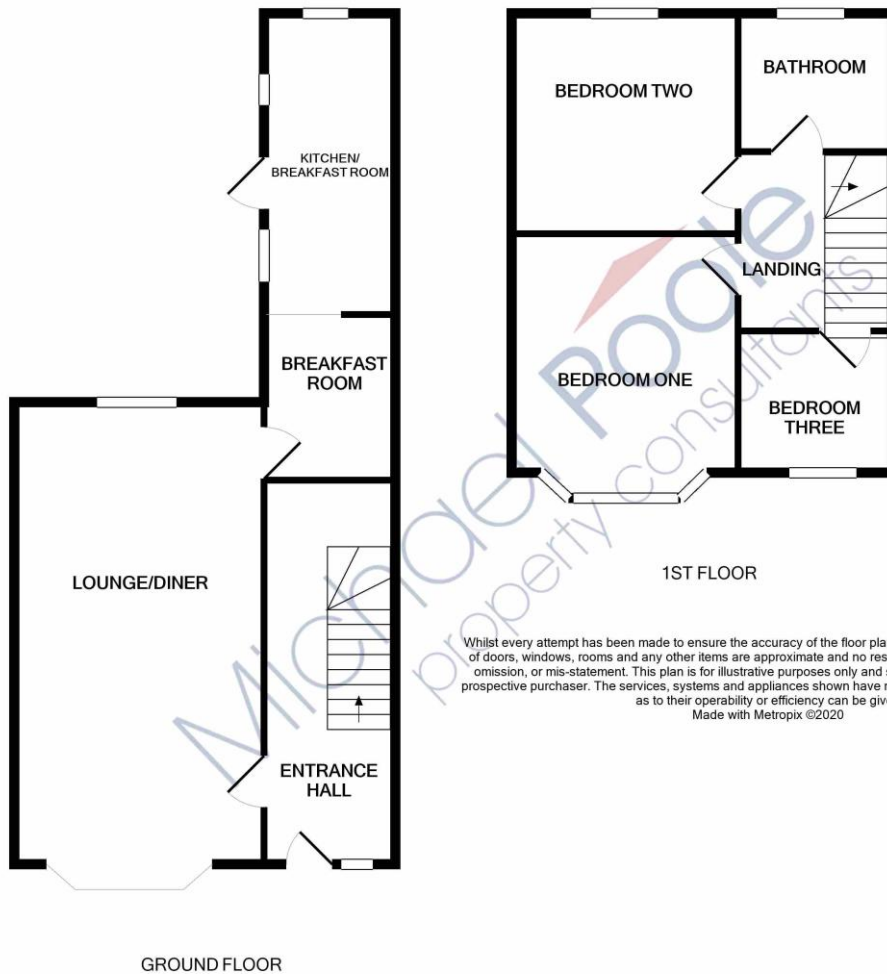
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