GowlandWhite

Lewis Road, Linthorpe, Middlesbrough, TS5 6EW

Offered for sale with NO ONWARD CHAIN, this three bedroom mid-terraced home enjoys a well-situated position in a popular Linthorpe location, just a short walk from Linthorpe Village and within easy reach of local schools, shops and everyday amenities. It's an appealing choice for first time buyers, young families and investors.

The ground floor begins with an entrance hall leading into a bright open plan lounge and dining room, complemented by a bay window to the front and French doors opening out to the west facing rear garden. The kitchen sits to the rear of the home, fitted with a range of wall and base units, a built-in oven and hob, and an access door to the garden.

Upstairs, there are three bedrooms along with a modern family bathroom featuring a shower over the bath.

Externally, the property offers an enclosed forecourt garden to the front, while the rear enjoys a west-facing garden with lawn and patio area – ideal for afternoon and evening sunshine.

Gowland White are a SALES and LETTINGS Agent; please contact us for further information or advice on any aspect of buying or letting.

Offers In The Region Of £125,000

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HALLWAY

LOUNGE/DINING ROOM
28' x 11'4" (8.53m x 3.45m)

KITCHEN
9'5" x 5'10" (2.87m x 1.78m)

LANDING

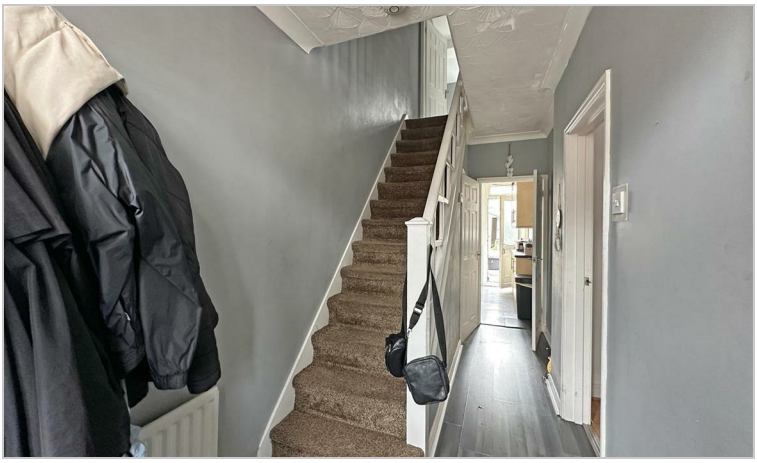
BEDROOM ONE
13'5" x 12'3" (4.09m x 3.73m)

BEDROOM TWO
12'9" x 11'3" (3.89m x 3.43m)

BEDROOM THREE
7'6" x 6'5" (2.29m x 1.96m)

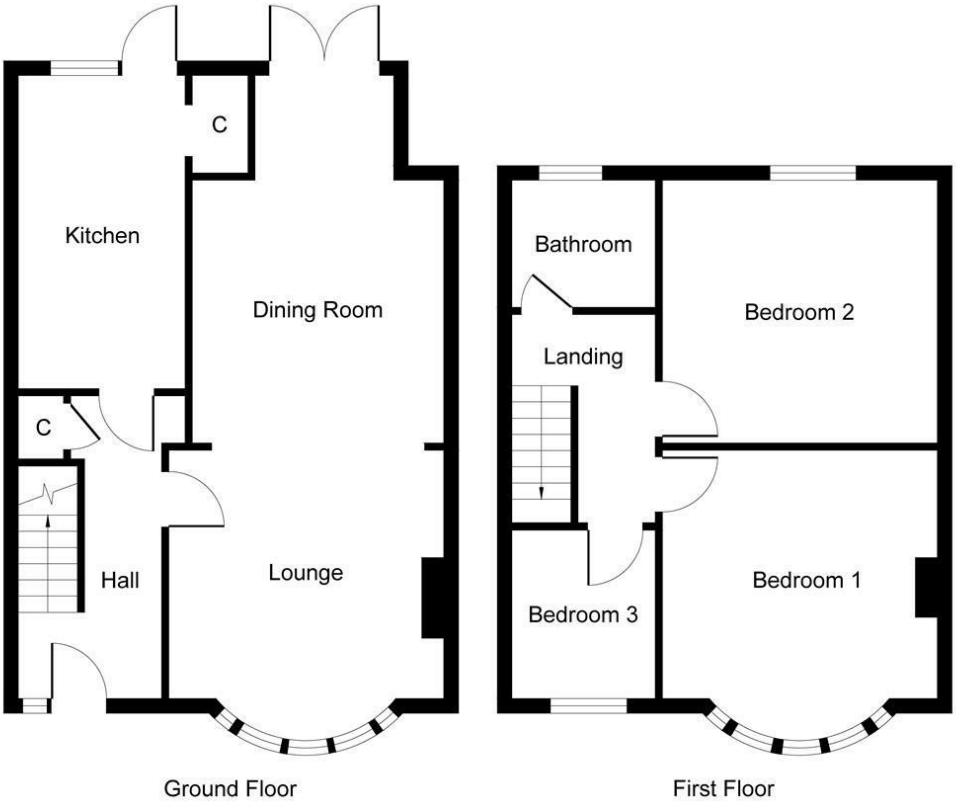
BATHROOM
8' x 5'8" (2.44m x 1.73m)

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.



Tel: 01642 615657

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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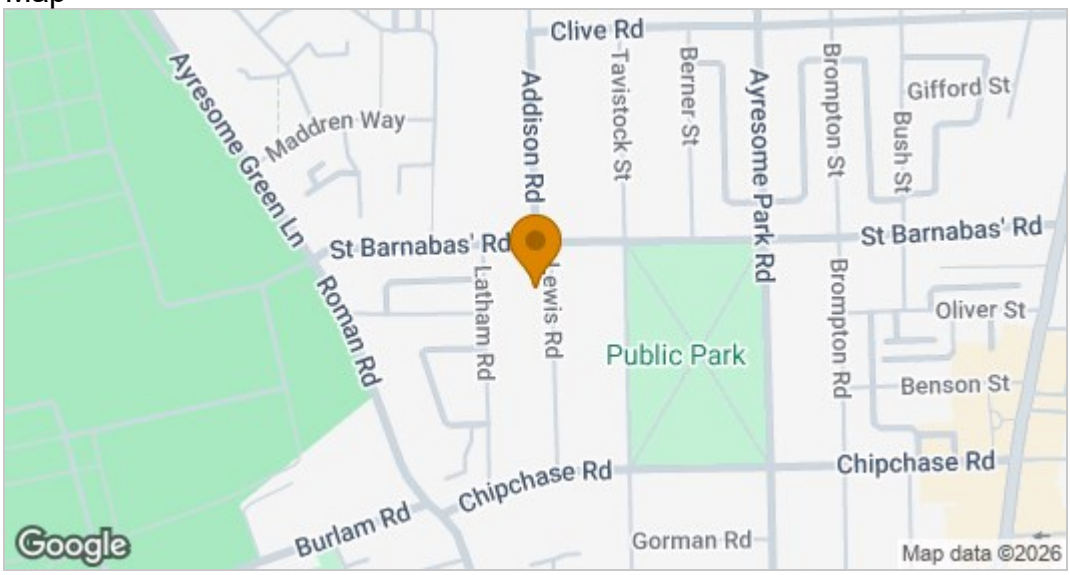
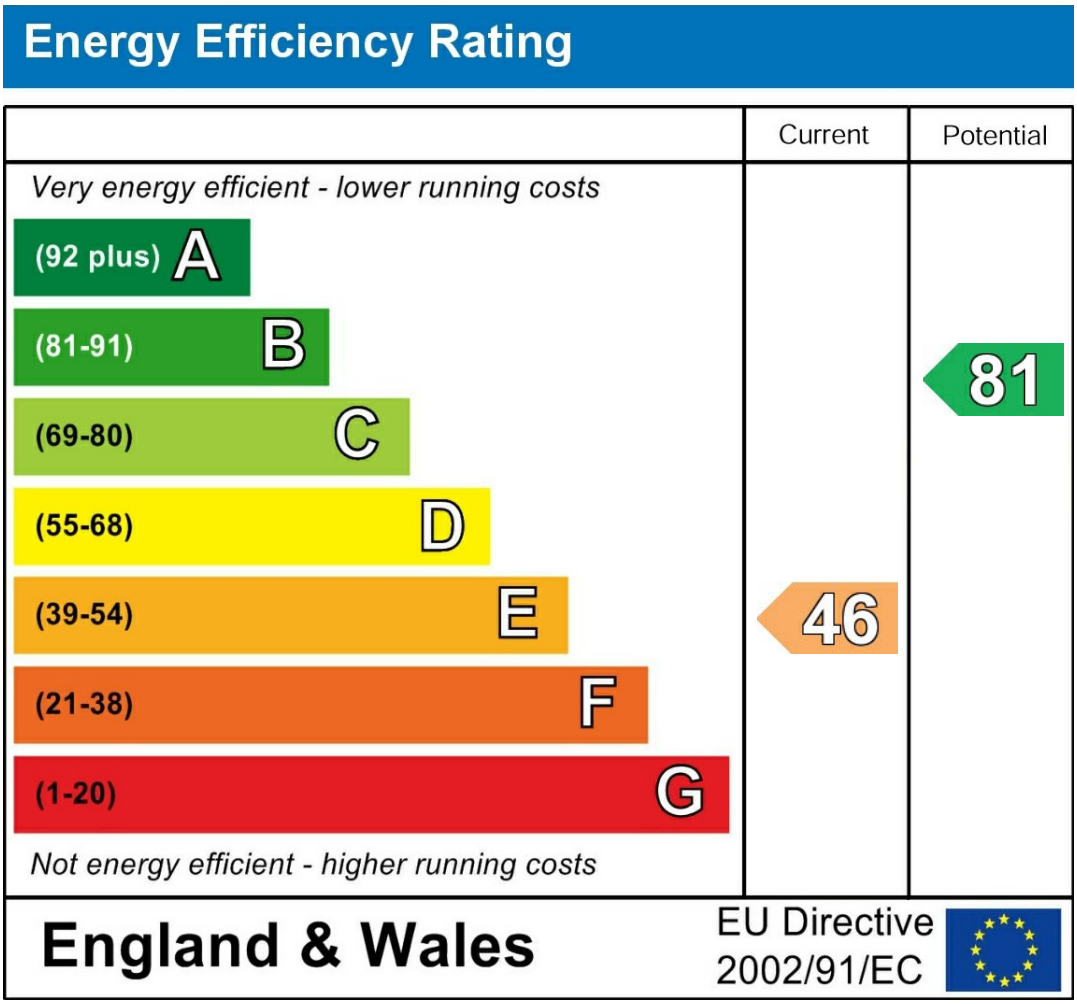
Map



EPC graph



VIEWING

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

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.

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