



19 Coledale Road, Middlesbrough  
£85,000





## 19 Coledale Road

### Middlesbrough

This Chain Free Sale Offers an Extended Two Double Bedroom Semi Detached Home Which Has Off Street Parking, Large Lounge and Good Sized Well Cared For Rear Garden.

- Chain Free Sale Offers
- Extended Two Double Bedroom Semi Detached Home
- Off Street Parking
- Open Plan Kitchen/Diner
- Good Sized Well Cared For Rear Garden
- Up to Date Gas & Electric Certificates

# 19 Coledale Road

Middlesbrough

This two double bedroom semi-detached home offers off street parking, lovely rear garden, large open plan kitchen/diner and separate lounge.

Please note these are old marketing photos, although the property is in similar condition.

The property comprises entrance hall, lounge and kitchen/diner. On the first floor there are two double bedrooms and a family bathroom. Externally there is off street parking to the front and a lovely rear garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





GROUND FLOOR

Hallway

Lounge 12' 0" x 12' 0" (3.66m x 3.66m)

Dining Kitchen 18' 9" x 15' 9" (5.72m x 4.80m)  
Wall mounted gas combination boiler housed in cupboard. Rear access door and dual aspect windows. Built-in electric hob and oven and an integrated under counter fridge.

FIRST FLOOR

Landing

Bedroom One 14' 10" x 10' 3" (4.52m x 3.12m)  
Dimensions: 4.52m plus recess x 3.12m into alcove.

Bedroom Two 11' 7" x 10' 7" (3.53m x 3.23m)  
With built-in wardrobe.

Bathroom/WC  
White three-piece suite with electric shower over the bath and a glazed screen.

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.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              | 71      | 78        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            | 71      | 78        |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |



## Michael Poole

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