

ROMAN ROAD, LINTHORPE, MIDDLESBROUGH, TS5 5QB



- ▲ A Fine Example of a Good Looking & Stylish Five Bedroom Mid Terrace Family Home!
- ▲ Well Planned, Tastefully Presented Accommodation
- ▲ Stunning Landscaped Rear Garden Which Is West Facing
- ▲ Master Bedroom with Four Piece En-Suite
- ▲ Large Front Garden with Scope for Extra Parking

- ▲ Modern & Stylish Kitchen/Diner with Fitted Appliances & Smeg 7 Ring Gas Cooker, Belfast Style Sink & Plenty of Storage
- ▲ UPVC Double Glazed Windows
- ▲ Two Loft Rooms
- ▲ Detached Larger Than Standard Garage
- ▲ Handy Cloakroom/WC

£375,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Much more spacious than might first be anticipated, this good looking turn-of-the century five bedroom/three storey home has been well planned out, tastefully presented and stylishly updated.

Perfectly suited to a large or growing family looking for their forever home!

Families flock to this area of Linthorpe as you're totally spoilt for good schooling. Linthorpe Village, Middlesbrough Little Theatre and a multitude of other really useful facilities are all within very easy reach.

Having seen a complete overhaul of modernisation and upgrades all for the benefit of the new owners. The layout is great with separate two reception rooms, 23ft x 13ft kitchen with fitted appliances, Smeg 7 ring cooker, integrated dishwasher and Belfast style sink, five double bedrooms, master bedroom en suite, stunning bathroom, handy utility room/WC, many original features still remain, front and rear gardens, detached larger than standard single garage, UPVC double glazed windows, and much more!

The property comprises entrance hall, lounge, dining room, ground floor WC/utility and kitchen/diner. On the first floor there are three double bedrooms, master bedroom en suite and a bathroom. On the second floor there are two further double bedrooms. Externally there are a front and rear garden which provides the perfect size for a growing family as well as a single detached larger than standard garage.

GROUND FLOOR

ENTRANCE HALL - With solid hardwood entrance door, staircase to the first floor, engineered oak flooring and cast iron style radiator.

LOUNGE - 5m x 4.1m (16'5" x 13'5")

With multifuel burner, cast iron style radiator and engineered oak flooring.

DINING ROOM - 3.7m x 3.1m (12'2" x 10'2")

With UPVC door to the rear garden, engineered oak flooring and cast iron style radiator.

TO VIEW: Tel: 01642 254222
64-66 Borough Road, Middlesbrough, TS1 2JH

www.michaelpoole.co.uk



ROMAN ROAD, TS5 5QB

KITCHEN DINER - 7.2m x 4.2m (23'7" x 13'9")

With cream high gloss wall, drawer, and floor units, granite worktop, Belfast style sink, SMEG seven ring gas cooker, integrated dishwasher, space for fridge freezer, two cast iron style radiators, engineered oak flooring, spotlights in the ceiling and French doors open to the rear garden.

FIRST FLOOR

LANDING - With staircase to the second floor.

BEDROOM ONE - 4.8m x 3.5m (15'9" x 11'6")

With two fitted wardrobes and cast iron style radiator.

EN-SUITE - 2.2m x 3.2m (7'3" x 10'6")

With close coupled WC, vanity wash hand basin, freestanding bath, walk-in shower, cast iron style radiator with towel rail, white tiled walls, spotlights in the ceiling and extractor fan.

BEDROOM TWO - 3.9m x 3.7m (12'10" x 12'2")

With cast iron style radiator.

BEDROOM THREE - 3.1m x 3.8m (10'2" x 12'6")

With cast iron style radiator and storage cupboard.

BATHROOM - 2.8m x 2.2m (9'2" x 7'3")

Comprising close coupled WC with hidden cistern, vanity wash hand basin with mixer tap, shower bath, cast iron style radiator, towel rail, extractor fan and spotlights.

SECOND FLOOR

LANDING AREA - With radiator.

BEDROOM FOUR - 3.7m x 4.1m (12'2" x 13'5")

With radiator and skylight.

BEDROOM FIVE - 2.8m x 3.7m (9'2" x 12'2")

With radiator and skylight.

EXTERNALLY

GARDENS - To the front there is a fence enclosed garden with lawn and path to the entrance door and to the rear there is a fence enclosed garden with lawn, patio and rear gated access.

GARAGE - Single detached garage with electric.

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.

Council Tax Band: E

Tenure: Freehold



ROMAN ROAD, TS5 5QB

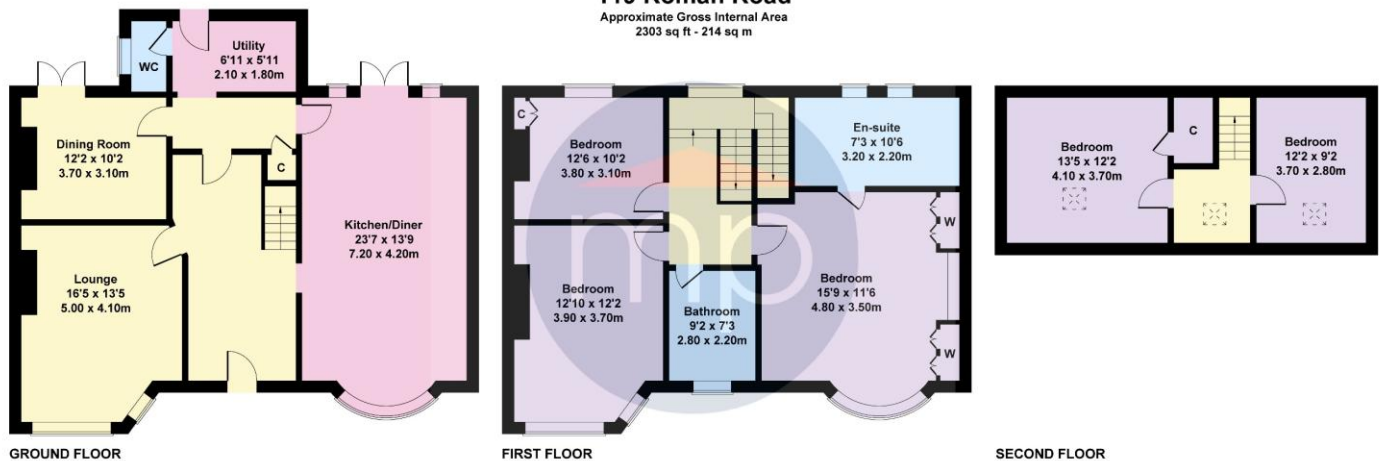


ROMAN ROAD, TS5 5QB



119 Roman Road

Approximate Gross Internal Area
2303 sq ft - 214 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Middlesbrough Office on Tel: **01642 254222**
64-66 Borough Road, Middlesbrough, TS1 2JH