





Barker Road, Middlesbrough TS5 5ES

manners & harrison

welcome to

Barker Road, Middlesbrough

Stunning three-bedroom semi-detached period home in desirable Linthorpe. Featuring three double bedrooms, spacious reception rooms, contemporary four-piece bathroom and garden room. Beautiful landscaped rear garden, detached garage and off-street parking. Early viewings highly recommended!

Entrance Lobby
Stained glass door, staircase to first floor.

Downstairs W/C
Toilet, vanity wash hand basin, towel rail.

Lounge
16' 3" x 13' 1" (4.95m x 3.99m)
Gas fireplace, two radiators, bay window.

Dining Room
17' x 11' (5.18m x 3.35m)
TV point, radiator, french windows, gas fireplace.

Kitchen
17' 9" x 11' 9" (5.41m x 3.58m)
Range of base and wall units with complementary work surfaces, dishwasher, integral fridge/freezer, pantry access, oven, electric hob, extractor fan, splash back.

Conservatory
10' 6" x 8' 6" (3.20m x 2.59m)
UPVC double glazed patio doors, single glazed windows, shutter blinds.

Bedroom 1
17' 11" x 13' 7" (5.46m x 4.14m)
Beautiful bay window to front, walk in wardrobe with spotlights, two radiators.

Bedroom 2
14' 6" x 11' 7" (4.42m x 3.53m)
UPVC double glazed window to rear, mirror wardrobes, radiator.

Bedroom 3
11' 7" x 11' 1" (3.53m x 3.38m)
Bay window to rear, radiator.

Bathroom
Shower, toilet, freestanding bath, spotlights, towel rail, UPVC double glazed window to rear.

Externally
Rear Garden
Garage, laid to lawn, small pond, enclosed by fencing.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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welcome to

Barker Road, Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- GREAT FOR FAMILIES
- OPEN KITCHEN/DINER
- LARGE REAR GARDEN
- GARAGE

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over

£220,000



Total floor area 155.3 m² (1,671 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
MAR112656 - 0003

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