

LOW LANE, BROOKFIELD, MIDDLESBROUGH, TS5 8EA



- ▲ A Modern & Stylish Three Bedroom Semi with A Loft Room
- ▲ Chain Free Sale!
- ▲ Large 100ft + Rear Garden with Patio, Decked Area & Large Lawn
- ▲ Detached Garage Large Enough for Two Cars but Been Split in Half So There Is Space for A Workshop
- ▲ Off Street Parking for Multiple Cars on A Concrete Print Driveway
- ▲ Stylish Bathroom with A Four Piece Suite
- ▲ Option of Furniture Included
- ▲ Handy Outside WC Built into The Garage

£325,000

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This three bedroom semi-detached home offers ample living space for a growing family. It was extended by the previous owners to allow for a good sized L' shaped rear kitchen/diner.

Perfect for families with a large 100ft + rear garden offering a patio, decked area and large lawn. There is a detached garage which is large enough for two cars but has been split in half so there is space for a workshop. There is also a handy outside WC built into the garage.

Notable features include a smart modern kitchen with high gloss units, off street parking for multiple cars on a concrete print driveway, large lounge, three good sized bedrooms, loft room accessible via a dropdown ladder from the landing, bathroom with a lovely four-piece suite, prime location set back from the main road, gas central heating with a combi boiler, solid oak banister on the stairs and a large hallway.

Option of furniture included.

The property comprises entrance hall, lounge, and kitchen/diner. On the first floor there are three bedrooms and a family bathroom. The loft room is accessible via a dropdown ladder from the landing. Externally there is off street parking to the front for multiple cars on a concrete print driveway and to the rear there is a large 100ft + garden with a lawn, patio and decked area. The garage is accessible via the front and rear garden.

GROUND FLOOR

ENTRANCE HALL - With UPVC entrance door, two storage cupboards, staircase to the first floor and tiled flooring.

LOUNGE - With spotlights.

KITCHEN/DINER - With black high gloss wall, drawer, and floor units, wood block worktop, electric oven, five ring gas hob with red splashback tiles and stainless steel extractor fan, integrated washing machine and wine fridge, space for fridge freezer, spotlights, under floor heating, UPVC doors to the rear garden and separate single UPVC door.

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FIRST FLOOR

LANDING - With spotlights and access to the loft room via a dropdown ladder.

BEDROOM ONE - With spotlights.

BEDROOM TWO - With spotlights.

BEDROOM THREE

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

EXTERNALLY

PARKING & GARDEN - To the front there is off street parking for multiple cars on a concrete print driveway and to the rear there is a fence enclosed garden with lawn, patio and decked area.

DETACHED DOUBLE GARAGE - The garage has been split with a stud wall to create half for a workshop and half for a garage.

OUTDOOR WC - With close coupled WC and wash hand basin.

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/MID260369/13072026

Council Tax Band: D **Tenure:** Freehold

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Tel: **01642 254222**



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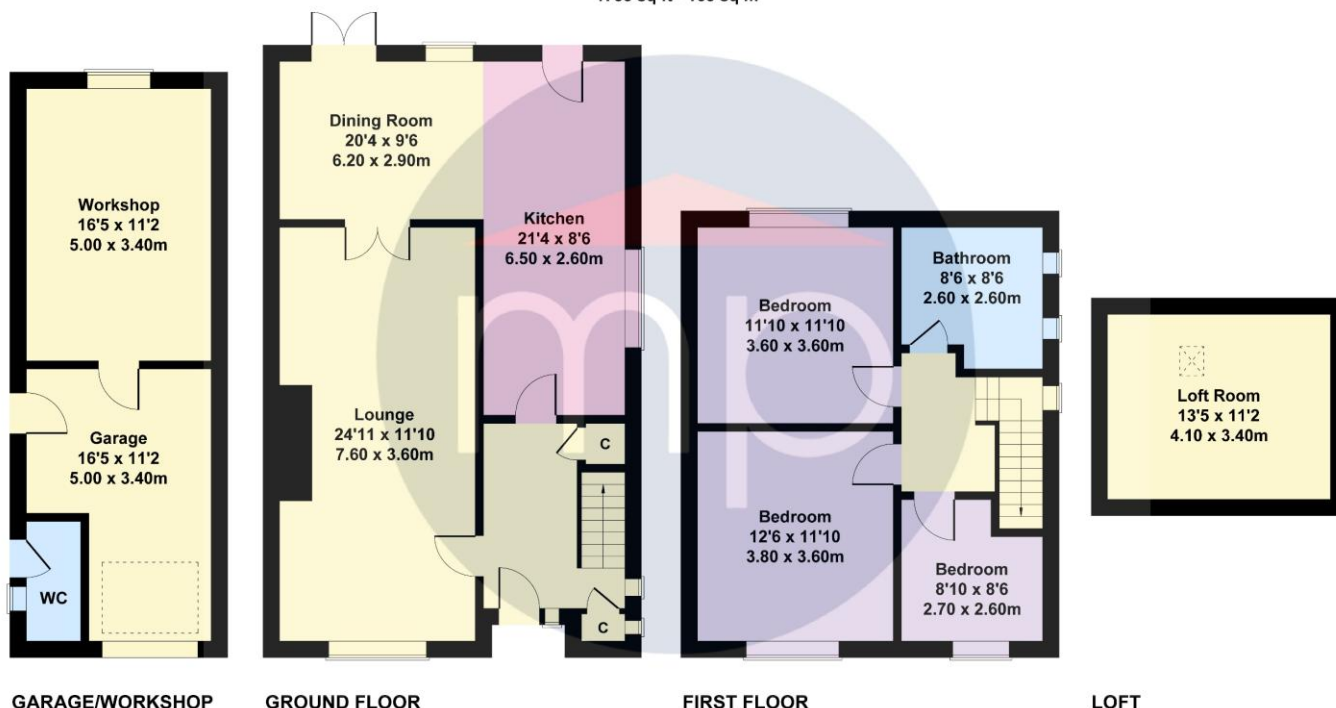


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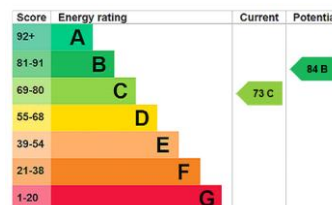
54 Low Lane

Approximate Gross Internal Area
1755 sq ft - 163 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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