

LAWSON CLOSE, SOUTH BANK, MIDDLESBROUGH, TS6 6QN



- ▲ Three-bedroom end of terrace home in a quiet cul-de-sac location
- ▲ Gas central heating and double glazing throughout
- ▲ Driveway providing off-street parking
- ▲ Spacious lounge/dining area and modern fitted kitchen
- ▲ Adjoining utility space and downstairs WC

- ▲ Three good-sized bedrooms and a family bathroom
- ▲ Generous rear garden with patio and lawn areas
- ▲ Close to local shops, supermarkets, cafés, and pubs
- ▲ Excellent transport connections via South Bank Railway Station, bus routes, and the A66

£90,000

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A three-bedroom end of terrace home in a quiet cul-de-sac location with the benefit of gas central heating, double glazing throughout, and a driveway providing off-street parking.

Inside, the ground floor comprises a welcoming lounge/dining area, a modern fitted kitchen with an adjoining utility space, and a convenient downstairs WC. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the home boasts a generous rear garden featuring both lawn and patio areas, perfect for families or entertaining.

Ideally positioned, the property is within easy reach of local shops, supermarkets, cafés, and pubs. Excellent transport links are close by, including South Bank Railway Station, regular bus services, and the A66, offering easy access into Middlesbrough and surrounding areas.

GROUND FLOOR

ENTRANCE HALL

LOUNGE - 4.42m x 4.01m (14'6" x 13'2")

DINING ROOM - 2.67m x 2.36m (8'9" x 7'9")

KITCHEN - 3.18m x 2.84m (10'5" x 9'4")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.66m x 3.48m (12' x 11'5")

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BEDROOM TWO - 3.51m x 3.23m (11'6" x 10'7")

BEDROOM THREE - 2.59m x 2.46m (8'6" x 8'1")

BATHROOM - 1.73m x 1.68m (5'8" x 5'6")

WC - 1.70m x 0.76m (5'7" x 2'6")

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

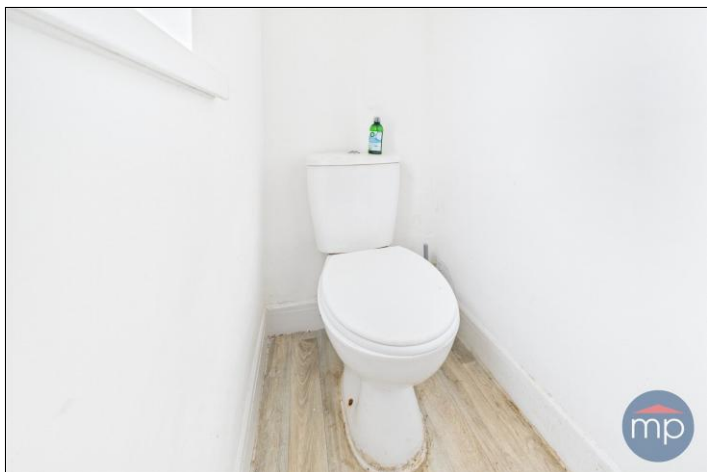
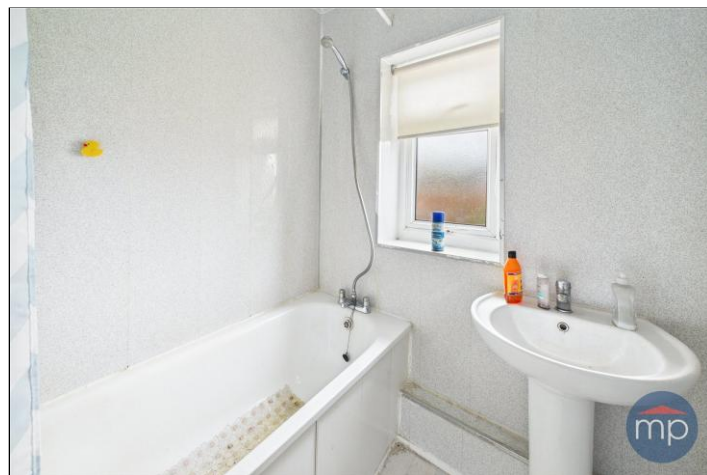
No Known Rights of Way

AGENTS REF: - JS/LS/RED250119/13112025

Council Tax Band: A **Tenure:** Freehold

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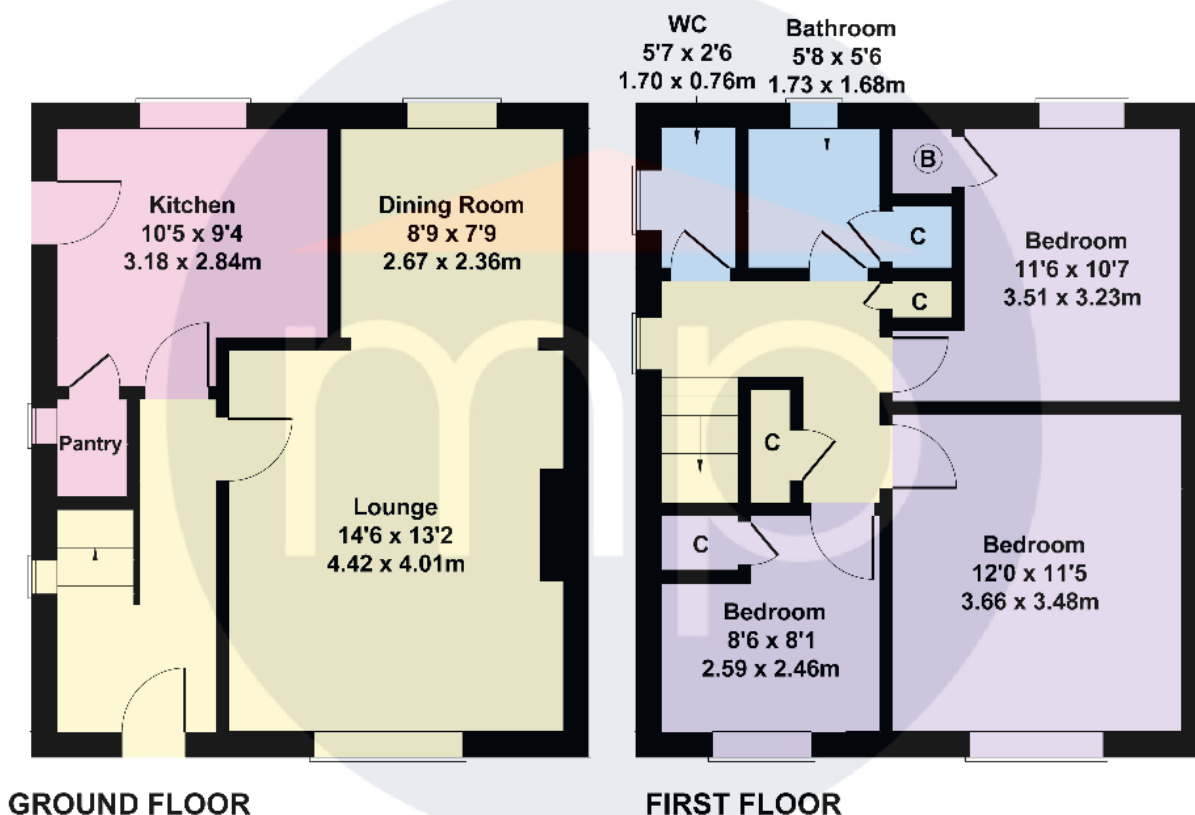
A photograph of the storefront of Michael Poole property consultants at night. The shop has large glass windows displaying property listings and a blue neon sign above the entrance that reads 'Michael Poole property consultants'.

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current market

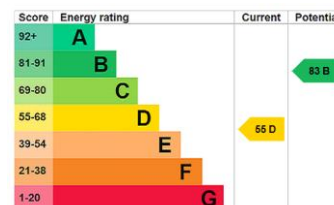
8 Lawson Close

Approximate Gross Internal Area
946 sq ft - 88 sq m



Not to Scale. Produced by The Plan Portal 2024
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