



110 Hambledon Road, Middlesbrough
£139,950





110 Hambledon Road

Middlesbrough

Chain Free Sale! A Three Bedroom Mid Terrace Home Within Walking Distance of Schools, Shops and Local Amenities!

- Three Bedroom Mid Terrace with A Loft Room
- Separate Lounge/Dining Room
- Walking Distance of Some Good Schooling & Local Amenities
- Gas Central Heating with A Combi Boiler
- Loft Room on The Second Floor but Is Not Up to Building Regs for It to Be Classed as A Bedroom
- Modern Kitchen & Stylish Bathroom
- Conservatory

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Chain free sale! A three bedroom mid terrace with a loft room accessible via a staircase on the landing (not up to regs).

Notable features include gas central heating with a combi boiler, rear garden, separate lounge/dining room, conservatory, modern kitchen and stylish bathroom.

The property comprises entrance hall, lounge, dining room kitchen and open conservatory. On the first floor there are three bedrooms and a bathroom. There is a loft room on the second floor but is not up to building regs for it to be classed as a bedroom.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





GROUND FLOOR

Entrance Hall

With composite entrance door.

Lounge

Dining Room

With UPVC doors to the conservatory.

Kitchen

With white high gloss wall, drawer, and floor units, roll edge worktop, electric oven, four ring hob with stainless steel extractor fan, black splashback tiles, one and a half bowl sink unit with mixer tap, space for fridge freezer, washing machine and dryer.

Conservatory

With UPVC doors to the rear garden.

FIRST FLOOR

Landing

Bedroom One

Fitted wardrobes with sliding doors.

Bedroom Two

With storage cupboard.

Bedroom Three

Bathroom

With close coupled WC, pedestal wash hand basin and bath with shower.

SECOND FLOOR

Loft Room

Stairs from the landing lead to the loft room (not up to building regs).

EXTERNALLY

Gardens

Small forecourt front garden and to the rear there is a



EXTERNALLY

Gardens

Small forecourt front garden and to the rear there is a fence enclosed garden with lawn and concrete print patio area.

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/05092026

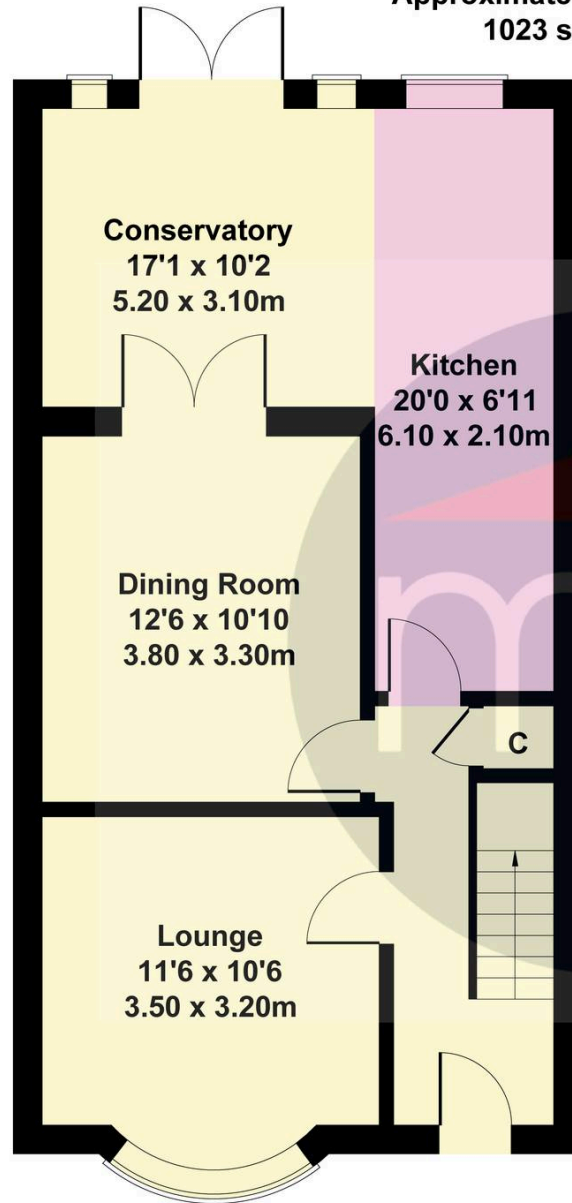




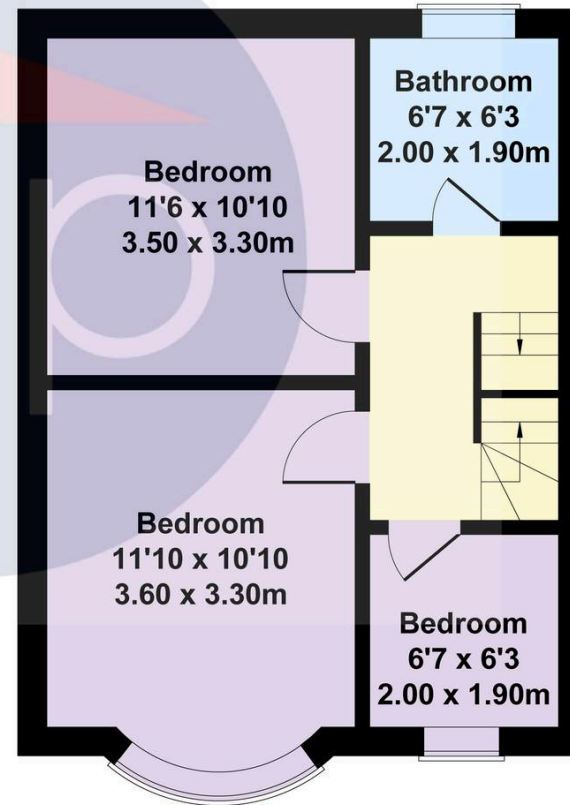
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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Approximate Gross Internal Area
1023 sq ft - 95 sq m



GROUND FLOOR



FIRST FLOOR

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



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