



31 Barker Road

, Middlesbrough, TS5 5EW

£225,000

Progression Property are pleased to bring to the sales market this warm, inviting family home in the ever popular Linthorpe. This lovely property will appeal to many home movers and is ideal for growing families that need more space and access to great local schools.

Features include a charming rear garden with fruit trees, some stained glass windows, a huge garage to the rear, modern kitchen/dining room, loft conversion with two windows, gas central heating with a combi boiler and UPVC double glazed windows.

The property comprises entrance hall, two large reception rooms, ground floor WC and kitchen/diner.

On the first floor there are four bedrooms and a family bathroom. There is a fully boarded, carpeted loft room with 'velux' windows accessed via drop down ladders on the first floor landing.

- LOFT ROOM with ladders to 1st floor landing.
- GROUND FLOOR WC
- HUGE GARAGE
- REAR GARDEN with fruit trees.

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



4



2



2



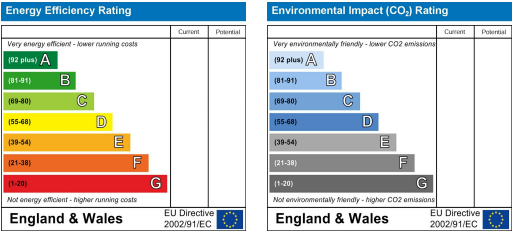
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.