

Property Particulars



55 Beech Grove Road Linthorpe, Middlesbrough, TS5 6RE

£142,500

Thirlwells are delighted to bring to the market this well presented and deceptively spacious 3 bedroom terraced house situated in the ever popular residential area of Linthorpe. Internally comprising: entrance hall, lounge, sitting/dining room, kitchen, utility room with w/c, 3 bedrooms and bathroom w/c. To the front of the property is a forcourt style garden and a private enclosed rear garden and detached garage accessed via a rear driveway. Benefitting from gas central heating and double glazing. No forward chain.



- Terraced House
- No onward chain
- Popular residential location
- 3 bedrooms
- Deceptively spacious
- Viewing Highly Recommended

55 Beech Grove Road

Middlesbrough, TS5 6RE

Ground Floor

Entrance Hall

Entrance door with original feature stained glass windows, staircase to first floor, understairs cupboard, meter cupboard, alarm system.

Lounge 12' 7" x 12' 9" (3.83m x 3.88m)

Double glazed bay window to front aspect, radiator, intercom system.

Dining Room 10' 8" x 12' 4" (3.25m x 3.76m)

Double glazed French doors to garden, radiator.

Kitchen 12' 0" x 6' 4" (3.65m x 1.93m)

Wall & base units, work surfaces, single drainer sink unit, built in electric oven & gas hob with extractor hood over, radiator, double glazed windows, door to utility room.

Utility Room

Baxi central heating boiler, radiator, UPVC double glazed windows, UPVC door to garden and door to w/c.

Separate w/c

Comprising; wash hand basin, low level w/c, radiator, access to second loft space, double glazed window to rear aspect.

First Floor Landing

Built in overstairs cupboards.

Bedroom One 13' 3" x 12' 7" (4.04m x 3.83m)

Double glazed bay window to front aspect, radiator, alarm system with panic button.

Bedroom Two 11' 0" x 12' 10" (3.35m x 3.91m)

Double glazed window to rear aspect, radiator.

Bedroom Three 5' 11" x 7' 1" (1.80m x 2.16m)

Double glazed window to front aspect, radiator.

Bathroom w/c

Comprising; panelled bath with shower over, pedestal wash hand basin, low level w/c, radiator, access to roof space, double glazed window to rear aspect.

Externally

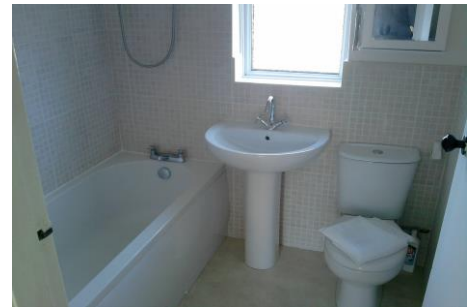
Forecourt style front garden & pathway. Rear garden re-turfed November 2018, paved patio area and pathway, fenced boundaries.

Garage

Detached garage with pitched roof.

These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Thirlwells or the vendor. None of the statements contained in these particulars as to this property are to be relied on statements of representations of fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Thirlwells, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

55 Beech Grove Road Middlesbrough, TS5 6RE



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Thirlwells or the vendor. None of the statements contained in these particulars as to this property are to be relied on statements of representations of fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Thirlwells, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.