

RUNNYMEDE GREEN, PARK END, MIDDLESBROUGH, TS3 0EP



- ▲ Chain Free Sale!
- ▲ Ideal For First Time Buyers, Young Couples or Investors Alike!
- ▲ Two New External Doors & Full Brand New Windows Replaced in May 2026
- ▲ Modern Potterton Combi Boiler
- ▲ Handy Utility Room
- ▲ Sunny Large Rear Garden
- ▲ Walking Distance to Good Schooling

£115,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This three bedroom semi-detached home has been well modernised and upgraded recently!

Having had a refreshment of decoration just recently, there has also been two new external doors and full brand new windows replaced in May 2026.

Notable features include sunny large rear garden, modern kitchen with a handy utility area, two reception rooms, three good sized bedrooms, modern bathroom and is in walking distance to good schooling!

The property comprises entrance hall, lounge, dining room, kitchen and utility area. On the first floor there are three good sized bedrooms and a family bathroom with separate WC.

GROUND FLOOR

ENTRANCE HALL

With UPVC entrance door.

LOUNGE

DINING ROOM

KITCHEN

With woodgrain effect shaker design wall, drawer, and floor units, roll edge worktop, electric oven, four ring electric hob with splashback tiles, space for fridge freezer, washing machine and dryer, radiator, tiled flooring and storage cupboard.

FIRST FLOOR

LANDING

With storage cupboard and loft access.

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

WC

With close coupled WC and tiled flooring.

TO VIEW: Tel: 01642 254222
64-66 Borough Road, Middlesbrough, TS1 2JH

www.michaelpoole.co.uk



RUNNYMEDE GREEN, TS3 0EP

BATHROOM

With pedestal wash hand basin, bath, radiator and tiled walls.

EXTERNALLY

GARDENS

To the front there is a hedge enclosed garden and to the rear there is a fence enclosed garden with lawn and 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/MID260199/22062026

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

TO VIEW: Contact our Middlesbrough office on

Tel: **01642 254222**



RUNNYMEDE GREEN, TS3 0EP

Exterior view of the Michael Poole property consultants storefront at night. The shop has large glass windows displaying property listings and a blue illuminated sign above the entrance.

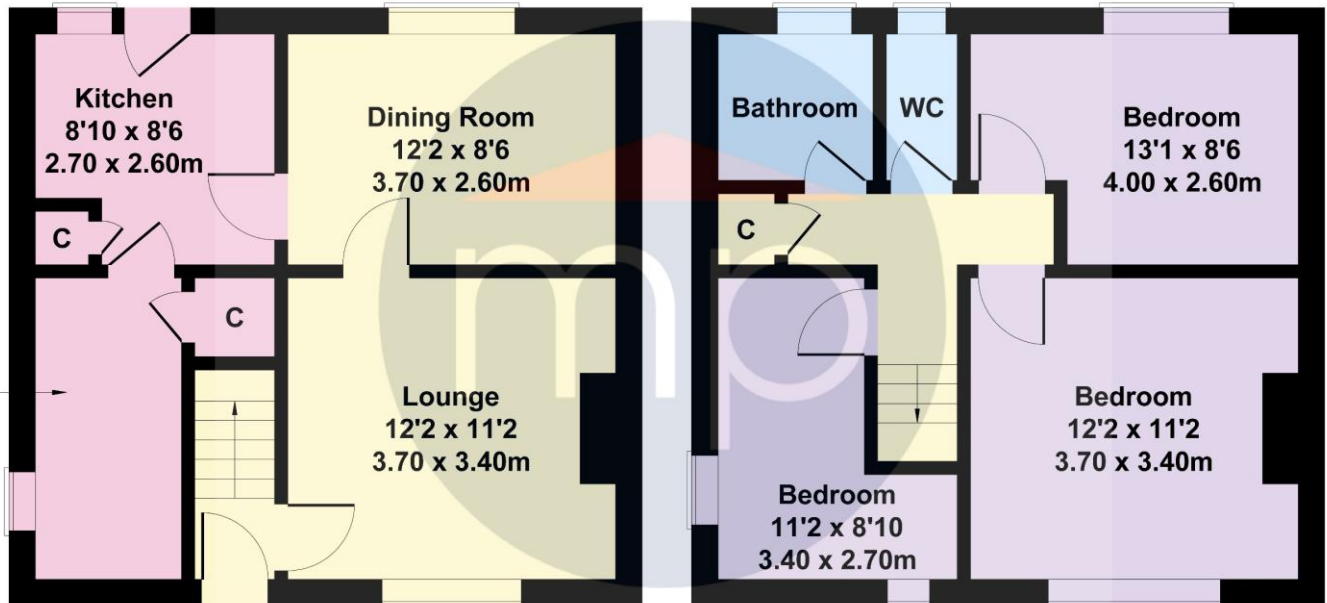
Do you have a property you
need to sell
before you can buy?

Michael Poole offers **FREE, no obligation**
market appraisals and gives you guidance
on the **BEST PRICE** you can expect in the
current market

8 Runnymede Green

Approximate Gross Internal Area
872 sq ft - 81 sq m

Utility
11'2 x 5'7
3.40 x 1.70m



GROUND FLOOR

FIRST FLOOR

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

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Middlesbrough Office on Tel: 01642 254222
64-66 Borough Road, Middlesbrough, TS1 2JH