

ST BARNABAS ROAD, LINTHORPE, MIDDLESBROUGH, TS5 6AZ



- ▲ Chain Free Sale!
- ▲ Off Street Parking & Detached Garage
- ▲ A Great Buy for First Time Buyers, Young Couples & Families Alike!
- ▲ Master Bedroom En-Suite

- ▲ Walking Distance to Some Good Schooling & Linthorpe Village
- ▲ Ground Floor WC
- ▲ Gas Central Heating

£155,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Chain free sale! This three bedroom end terrace home offers a great buy for first time buyers, young couples and families alike!

Notable features include gas central heating, off street parking, detached garage, master bedroom en-suite, ground floor WC, open plan lounge/diner and is walking distance to some good schooling and Linthorpe Village.

The property comprises entrance hall, ground floor WC, lounge/diner and kitchen. On the first floor there are three bedrooms with the master having an en-suite as well as separate family bathroom. Externally there is off street parking and a detached garage to the front, and the rear garden is a great size with a patio, decked area and lawn.

GROUND FLOOR

LOUNGE - 3.03m x 4.8m (9'11" x 15'9")

Front lounge with a double glazed window to the front elevation and offering semi open plan living to the dining space with rear patio door to the back garden.

DINING ROOM - 3m x 2.75m (9'10" x 9')

Offering rear patio door to the large back garden.

KITCHEN - 2.45m x 3.60m (8' x 11'10")

White wall and floor units with a built in oven and gas hob, washing machine and space for a fridge freezer.

WC - Downstairs toilet and sink.

FIRST FLOOR

BEDROOM ONE - 3.12m x 3.94m (10'3" x 12'11")

Master bedroom with a double glazed window to the front elevation and en-suite shower room.

EN-SUITE - Offering a shower, toilet and sink.

BEDROOM TWO - 3.12m x 3.23m (10'3" x 10'7")

Second bedroom with a double glazed window to the rear elevation.

TO VIEW: Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

www.michaelpoole.co.uk



ST BARNABAS ROAD, TS5 6AZ



BEDROOM THREE - 1.85m x 2.86m (6'1" x 9'5")

BATHROOM - Family bathroom with a panel bath, toilet and sink.

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/MID260278/16062026

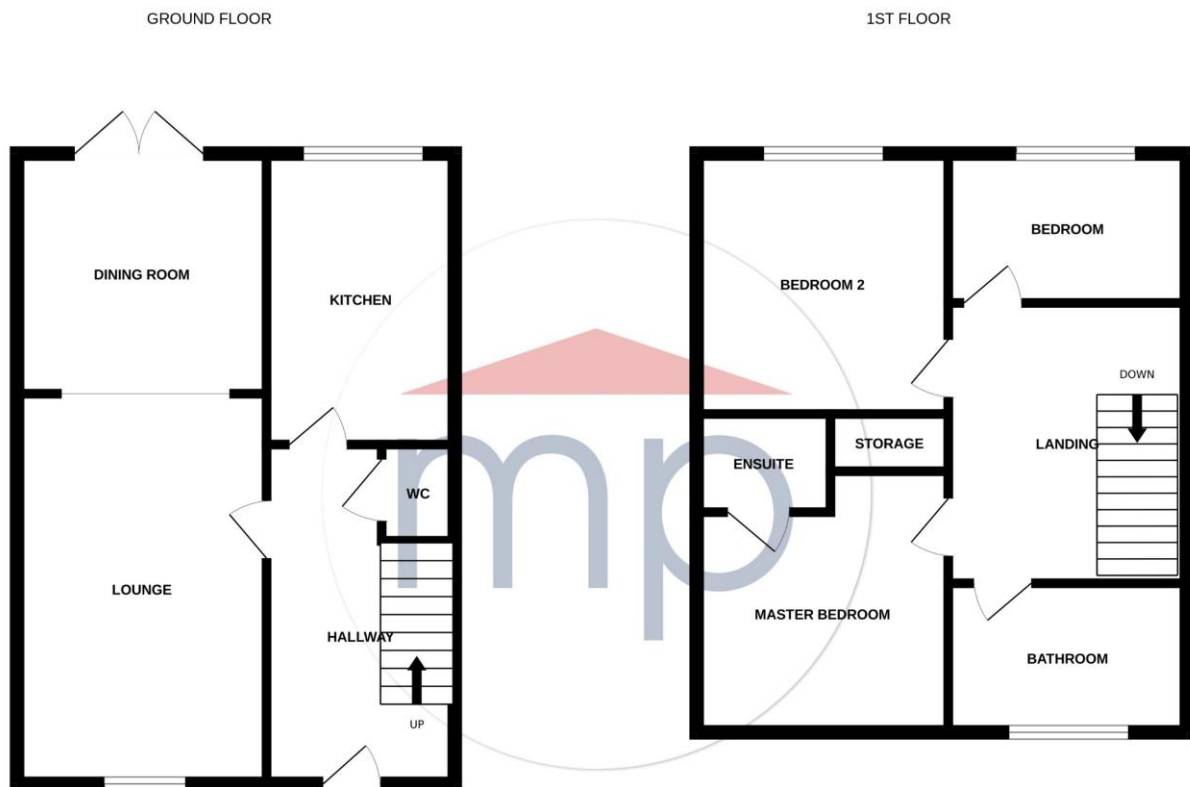
Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Middlesbrough office on
Tel: 01642 254222



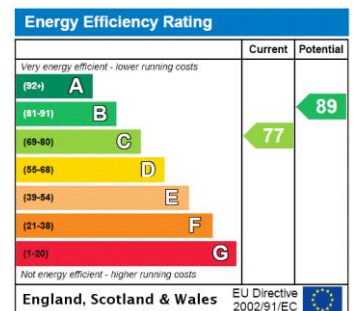
Do you have a property you
need to sell
before you can buy?

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

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