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64 Cambridge Road
Middlesbrough

Offers Over £295,000

FREEHOLD

Nestled on the charming Cambridge Road in Linthorpe, Middlesbrough, this delightful semi-detached house offers a perfect blend of character and modern living. Built in the 1920s, the property boasts a generous living space of 1,926 square feet and whilst retaining many original features the property has been thoughtfully updated by the current owner. The living accommodation briefly comprises; Entrance porch, hallway, lounge, dining room, kitchen/breakfast room, utility and WC to the ground floor with a spacious first floor landing to three first floor bedrooms and a beautiful bathroom/shower room. Bedroom four is accessed from the second floor staircase. Council Tax Band E £3411.28pa. Energy Rating D. A block paved driveway provides off road parking for 2 cars and leads to a garage. There is a large South facing garden to the rear. EARLY VIEWING IS HIGHLY RECOMMENDED!!!

• Four Bedrooms • Three Reception Rooms • Semi Detached House • Many Original Features • Large Kitchen/Breakfast Room

ENTRANCE PORCH

Double glazed doors with original leaded windows, and tiled flooring.

HALLWAY

Front aspect door and side aspect window with stained glass leaded lights. Panelled walls with stained glass feature windows, staircase to first floor, walk-in under stairs cloakroom, stained floorboards and a double radiator.

LOUNGE

16'6 x 15'9

Front aspect bay window with original stained glass leaded lights. Original fireplace, stained floorboards, coving and two radiators.

DINING ROOM

18'6 x 12'7

Rear aspect double doors and side panels with upper stained glass leaded lights. Feature marble fireplace, stained floorboards, ceiling rose, coving and a two radiator.

KITCHEN/BREAKFAST ROOM

23' x 10'11

Side and rear aspect UPVC double glazed windows. A range of base and wall units with granite worktops and tiled splashbacks incorporating stainless steel sink and mixer tap. Range cooker with stainless steel extractor hood over, integrated dishwasher with space for fridge freezer. Tiled flooring throughout with spotlights, large roof lantern providing natural light and a radiator. Inner door leading to utility.

UTILITY

Plumbing for washing machine and side aspect UPVC door leading to garden.

WC

Rear aspect window, WC and wash basin.

FIRST FLOOR LANDING

BEDROOM ONE

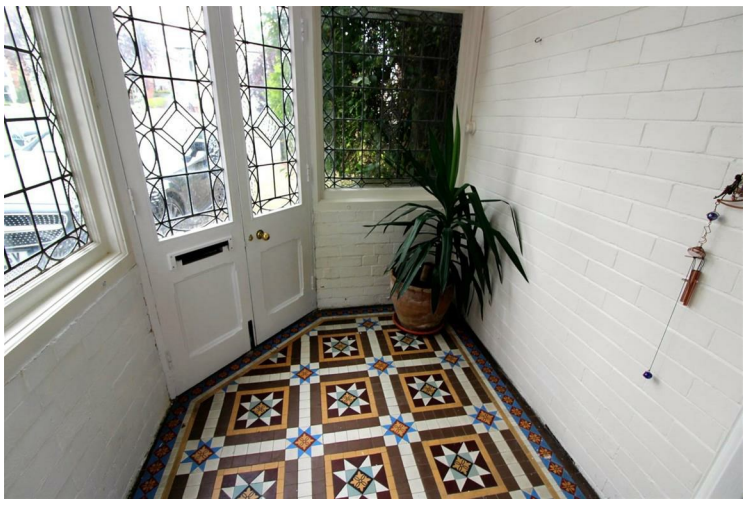
16'6 x 12'7

Rear aspect leaded bay window with stained glass feature lights, stained floorboards and a radiator.

BEDROOM TWO

15'8 x 11'3

Front aspect leaded bay window with stained glass feature lights, painted floorboards, built in wardrobes and a double radiator.



• Beautiful Bathroom/Shower Room • Sought After Location • Driveway, Garage & South Facing Garden • Energy Rating D • Council Tax Band E £3114.28pa

BEDROOM THREE

15'10 x 10'10

Front aspect leaded window with stained glass feature lights and a radiator.

BATHROOM/SHOWER ROOM

Two rear aspect leaded windows. Stand alone claw foot bath with telephone mixer tap, traditional washstand basin and low level WC. Walk-in double shower cubicle with rainforest shower over, tiled flooring, part tiled walls and two traditional chrome wall mounted radiators.

SECOND FLOOR LANDING

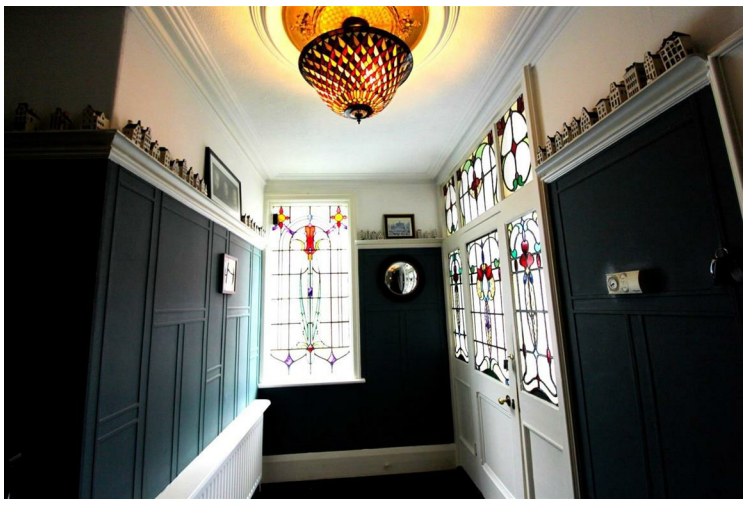
BEDROOM FOUR

12'3 x 10'8

Rear aspect UPVC double glazed window and a double radiator.

EXTERNALLY

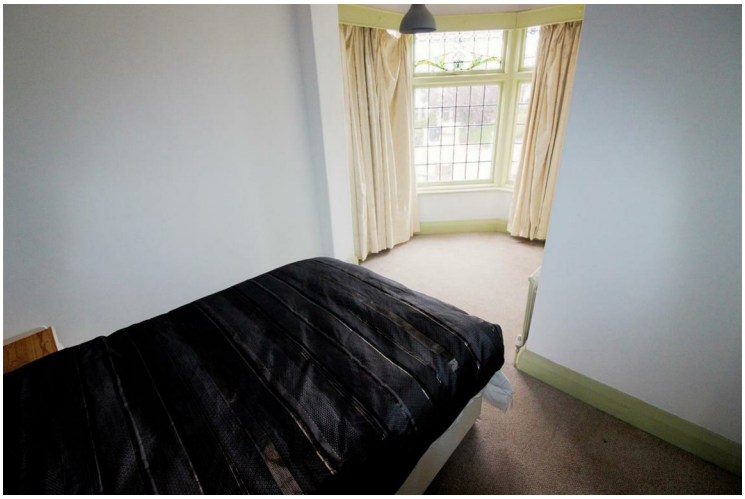
There is a mainly lawn front garden with mature shrubs and trees and block paved driveway leading to a garage which provides off road parking for 2 cars. To the rear is a large South facing garden which is mainly lawn with mature well stocked borders and a block paved patio area.

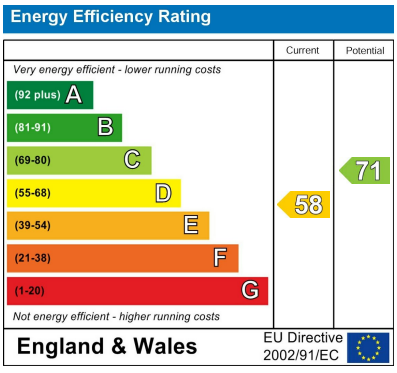


McEWAN'S
STRONG ALES

Additional Information

Local Authority	-	Middlesbrough	**Floor Area**	-	1926.00 sq ft
Council Tax	-	Band E	**Tenure**	-	Freehold
Viewings	-	By Appointment Only			





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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