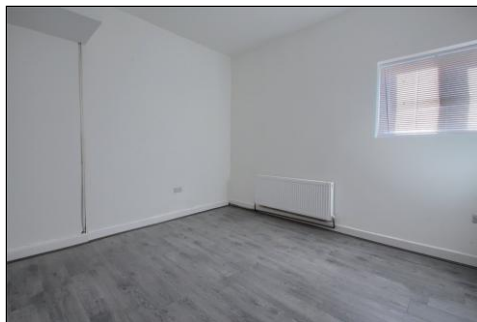


CRESCENT ROAD, MIDDLESBROUGH, TS1 4QP



- ▲ Chain Free Sale!
- ▲ Three to Four Bedroom End of Terrace Home
- ▲ Perfect For an Investor or Large Family Looking for Their Own Home
- ▲ Subject of A Full Refurbishment It's Ready to Just Move Straight Into
- ▲ Modern Kitchen
- ▲ Two Stylish Shower Rooms
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Gas Central Heating System

£120,000

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Chain free sale! This three to four bedroom end of terrace home is perfect for an investor or large family looking for their own home.

Recently the subject of a full refurbishment it's ready to just move straight into.

Featuring modern kitchen, two stylish shower rooms, three reception rooms on the ground floor, UPVC double glazed windows and exterior doors as well as a gas central heating system.

The property comprises entrance hall, lounge/bedroom, dining room, reception room, ground floor shower room and kitchen. On the first floor there are three bedrooms and a separate shower room. Externally there is a small courtyard.

GROUND FLOOR

ENTRANCE HALL - With UPVC entrance door, radiator and staircase to the first floor.

LOUNGE/BEDROOM - 3.9m x 3.1m (12'10" x 10'2")
With radiator.

DINING ROOM - 3.5m x 3.1m (11'6" x 10'2")
With radiator.

RECEPTION ROOM - 4.3m x 3.4m (14'1" x 11'2")
With radiator.

KITCHEN - 3.1m x 2.2m (10'2" x 7'3")
With wall, drawer, and floor units, wood block effect roll edge worktop, electric oven, four ring gas hob with extractor fan, one and a half bowl stainless steel sink with mixer tap, space for fridge freezer and washing machine, and UPVC door to the rear garden.

SHOWER ROOM - Comprising close coupled WC, pedestal wash hand basin with mixer tap, shower cubicle, tile effect cladded walls and extractor fan.

FIRST FLOOR

LANDING - With loft access and storage cupboard.

BEDROOM ONE - 4.3m x 3.3m (14'1" x 10'10")
With radiator.

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

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BEDROOM TWO - 3.5m x 2.5m (11'6" x 8'2")

With radiator.

BEDROOM THREE - 2.4m x 2.4m (7'10" x 7'10")

With radiator and storage cupboard.

FIRST FLOOR SHOWER ROOM - 1.8m x 1.5m (5'11" x 4'11")

Comprising close coupled WC, pedestal wash hand basin with mixer tap, corner shower, chrome towel radiator, tile effect cladding and extractor fan.

EXTERNALLY

REAR COURTYARD - To the rear there is a small courtyard.

AGENTS REF: - TM/LS/MID260196/14042026

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

TO VIEW: Contact our Middlesbrough office on

Tel: **01642 254222**



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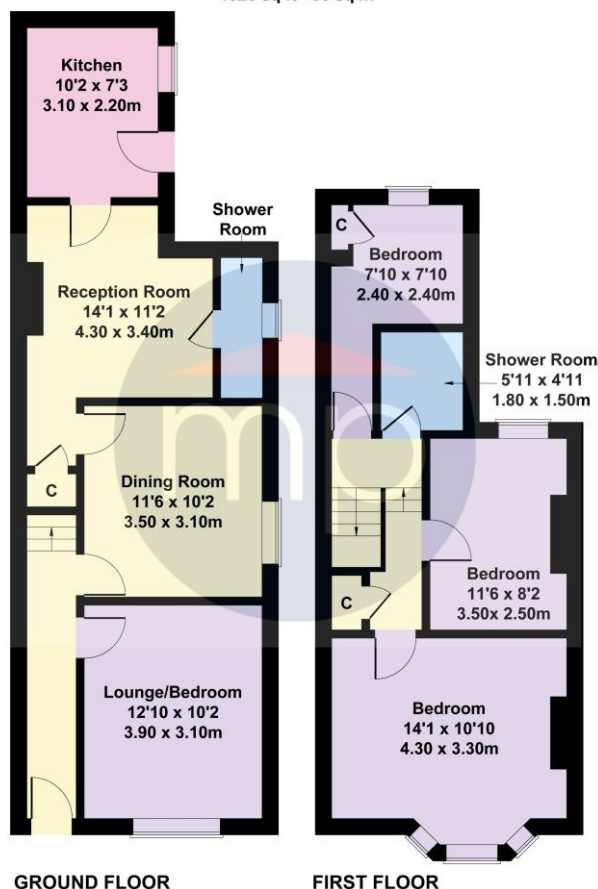


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53 Crescent Road

Approximate Gross Internal Area
1023 sq ft - 95 sq m



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.



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