PARK ROAD SOUTH, MIDDLESBROUGH, TS4 2RB

- An Entirely Beautiful Modern Miller Homes Built Mews House with Two Well Turned Out Bedrooms
- It's Got a Great Layout & a Perfect Starting Point for a First Time Buyer
- Within Easy Reach of St Joseph's RC Primary School & Albert Park
- Comfortable Lounge, Handy Downstairs Toilet & Smart Modern Bathroom Suite
- Open Plan Kitchen/Diner with a Fab Range of Modern High Gloss Units & Some Built-In Appliances
- Neat Rear Garden & Allocated Parking

Offers in the region of £143,500

This entirely beautiful modern 'Miller Homes' built mews house with two bedrooms has a high end 'Show-Home' standard interior, a great layout and is the perfect place for a first time buyer looking to settle into somewhere quick and easily. It really is that good and the only way to appreciate it is to view for yourself.

Notable features include a superb and modern Potterton combi boiler, fresh carpets throughout as well as updated décor and blinds.

It's nicely positioned set back from Park Road South and within close walking distance of Albert Park, Clairville Common and St Joseph RC Primary School and we reckon you could walk to James Cook University Hospital and Middlesbrough town centre in under 30 minutes.

GROUND FLOOR

ENTRANCE HALL - With composite entrance door.

WC - With close coupled WC and pedestal wash hand basin with mixer tap.

LOUNGE - **4m x 2.9m (13'1" x 9'6")**
With staircase to the first floor.

KITCHEN DINER - **3.2m x 2.4m (10'6" x 7'10")**
With cream high gloss wall, drawer, and floor units, wood block effect roll edge worktop, electric oven, four gas hob with splashback and stainless steel extractor fan, one and a half bowl stainless steel sink, integrated fridge freezer, integrated washing machine and UPVC door to the rear garden.

FIRST FLOOR

LANDING - With loft access.

BEDROOM ONE - **4.3m x 3.2m (14'1" x 10'6")**
Fitted wardrobes with sliding doors and storage cupboard.

BEDROOM TWO - **3.6m x 2m (11'10" x 6'7")**

BATHROOM - Comprising close coupled WC, pedestal wash hand basin with mixer tap, bath with mixer shower, chrome towel radiator and extractor fan.

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EXTERNALLY

PARKING & GARDEN - To the front there is allocated parking on a block paved driveway and to the rear there is a fence enclosed garden with lawn, patio and decked 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/MID260241/09072026

Council Tax Band: B **Tenure:** Freehold

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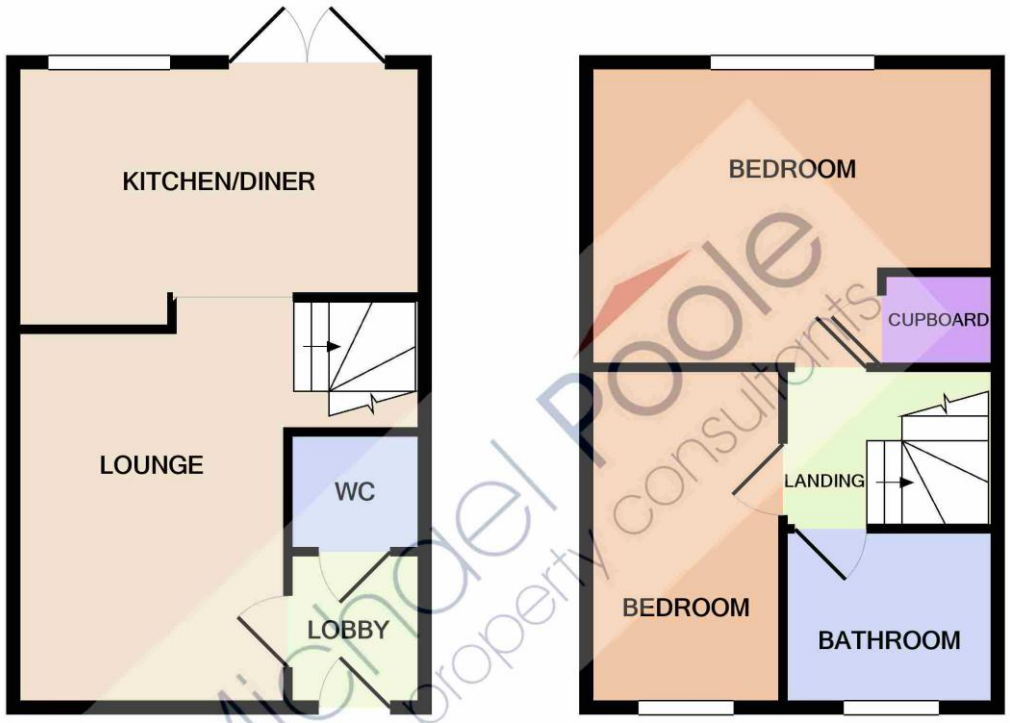
Tel: 01642 254222



GROUND FLOOR
APPROX. FLOOR
AREA 316 SQ.FT.
(29.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 316 SQ.FT.
(29.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 633 SQ.FT. (58.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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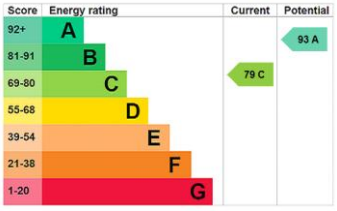

The Property Ombudsman

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