



## 64 Merlin Road

, Middlesbrough, TS3 8EA

**Offers in the region of £100,000**



A Spacious Three Bedroom Family Home Offering Approximately 1,053 Sq Ft Of Accommodation, Featuring Off Road Parking, Two Toilets, And A Southerly Facing Rear Garden. Requiring Some Modernisation In Parts, But Priced To Reflect The Work Needed, This Property Offers Excellent Potential And Is Available With No Onward Chain.



## Full Description

Offered For Sale With No Onward Chain, This Three Bedroom Mid Terrace Property Is Located At 64, Merlin Road Middlesbrough, TS3 8EA And Provides Generous Living Space Totalling Approximately 1,053 Sq Ft.

The Property Would Benefit From A Programme Of Modernisation Throughout, However The Asking Price Reflects The Work Required And Presents A Fantastic Opportunity For Buyers Looking To Add Value And Create A Home To Their Own Taste.

The Ground Floor Comprises A Useful Entrance Porch, A Large And Versatile Lounge Diner Offering Ample Space For Living And Dining Furniture, A Generous Size Kitchen With Access To The Rear Garden, And A Modern Ground Floor Bathroom. A Separate First Floor W.C. Provides The Practical Benefit Of Two Toilets.

To The First Floor There Are Three Decent Size Bedrooms, All Well Proportioned And Capable Of Accommodating Standard Bedroom Furniture, Along With Plenty Of Built In And Additional Storage Throughout The Property.

Externally, The Home Enjoys A Low Maintenance, Walled And Gated Front Garden, A Driveway Providing Off Road Parking, And Side Access Leading To A Southerly Facing Rear Garden. The Rear Garden Is Not Directly Overlooked And Offers A Good Degree Of Privacy.

Further Benefits Include Solar Panels Owned Outright, Helping To Reduce Ongoing Energy Costs, And The Added Advantage Of No Onward Chain For A Smooth And Straightforward Purchase.

## Location

Merlin Road Is Situated In A Popular Residential Area Of Middlesbrough, Well Placed For A Range Of Local Amenities And Transport Links. Everyday Convenience Shops Are Within Approximately 0.3 Miles Or A Short 5 To 6 Minute Walk, While Larger Supermarkets And Retail Facilities Are Available Within Around 1 Mile.

Primary Schools Are Located Within Approximately 0.4 Miles, With Secondary Schools Accessible Within Around 1.2 Miles, Making The Area Well Suited To Families. Regular Bus Routes Are Within Walking Distance, And Middlesbrough Town Centre And Train Station Are Approximately 2 Miles Away, Providing Excellent Connections To The Wider Region.

The Area Also Benefits From Nearby Green Spaces And Recreational Facilities, Offering A Good Balance Of Practical Living And Outdoor Enjoyment.

## Note

Please Find The Attached Brochure With Material Information For Buyers.

## Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

## Money Laundering Notice

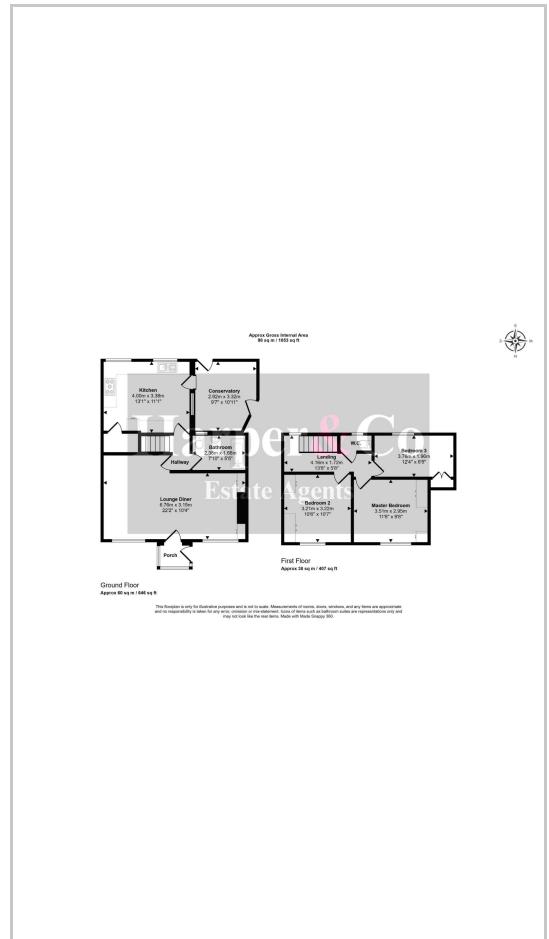
To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

