

CRESCENT ROAD, MIDDLESBROUGH, TS1 4QU



- ▲ Chain Free Sale!
- ▲ Two Bedroom Mid Terrace Home
- ▲ Offers A Loft Room Conversion (Not Up to Building Regs)
- ▲ Lovely Small Rear Yard

- ▲ Gas Central Heating with A Combi Boiler
- ▲ UPVC Double Glazed Windows
- ▲ First Floor Shower Room
- ▲ Open Plan Living

£85,000

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Chain free sale!

This two bedroom mid terrace home offers a loft room conversion which isn't up to building regs but has been utilised as a bedroom.

Notable features include gas central heating with a combi boiler, lovely small rear yard, open plan living, first floor shower room, UPVC double glazed windows and has a loft room conversion which doesn't meet building standards but has been used as a third bedroom.

The property comprises entrance hall, lounge, kitchen/diner and further dining area. On the first floor there are two bedrooms and a bathroom. The loft room is accessible via stairs from the landing but does not meet building regs.

GROUND FLOOR

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

LOUNGE - 4.1m x 4.4m (13'5" x 14'5")
With fireplace and radiator.

KITCHEN DINER - 5.1m x 2.4m (16'9" x 7'10")

With white high gloss wall, drawer, and floor units, roll edge worktop, electric oven, five ring gas hob with splashback tiles and stainless steel extractor fan, stainless steel sink with mixer tap, space for integrated fridge freezer and washing machine, and tiled flooring.

DINING ROOM - 2.7m x 2.3m (8'10" x 7'7")

With radiator, tiled flooring and UPVC door to the rear yard.

FIRST FLOOR

LANDING - With radiator and stairs leading to the loft room (not up to building regs).

BEDROOM ONE - 3.4m x 3.3m (11'2" x 10'10")
With radiator.

BEDROOM TWO - 3.3m x 3.3m (10'10" x 10'10")
With radiator.

BATHROOM - 2.2m x 2.7m (7'3" x 8'10")
With close coupled WC, wash hand basin and walk-in double shower.

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LOFT ROOM - 5m x 3.2m (16'5" x 10'6")

With radiator, storage cupboard and Velux window.

EXTERNALLY

To the front there is a small, paved forecourt garden and to the rear there is a wall enclosed rear yard with alleyway access.

AGENTS REF: - TM/LS/MID260250/22052026

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

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

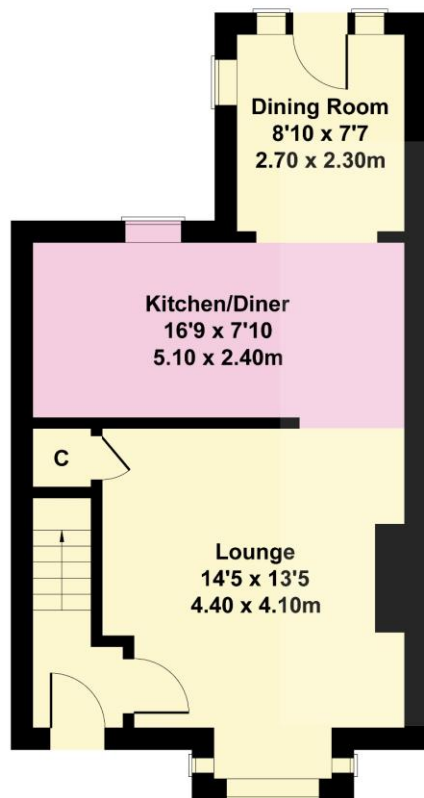


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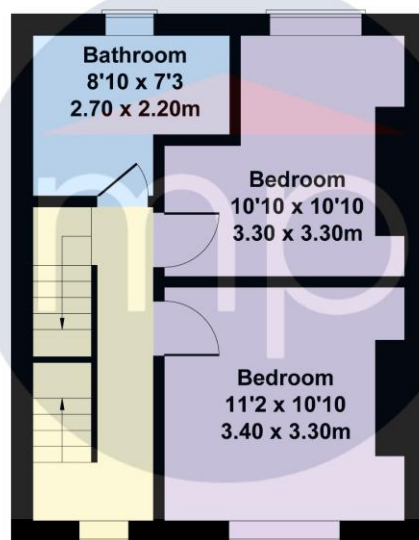


176 Crescent Road

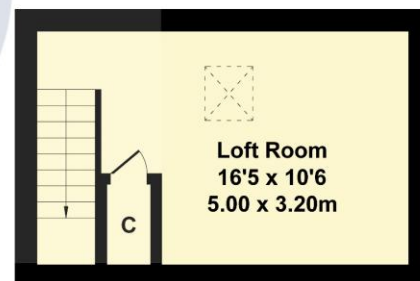
Approximate Gross Internal Area
990 sq ft - 92 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2026
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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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