



25 Dufton Road, Middlesbrough
£170,000





25 Dufton Road

Middlesbrough

A Fantastic Three Bedroom Semi Detached Home. Features Include Detached Garage & Off Street Parking, Large West Facing Rear Garden, Modern Kitchen & Utility/WC.

- Three Bedroom Semi Detached Home
- Brand New Roof in 2026
- Large West Facing Rear Garden
- UPVC Double Glazed Windows
- Walking Distance to Good Schooling & Access Links into Town, A66 & A19
- Detached Garage
- Quality Worcester Bosch Combi Boiler
- Modern Bathroom
- Open Plan Kitchen/Diner

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This fantastic home offers the living space a growing family need. Perfect for young couples, and families alike! This three bedroom semi offers a detached garage, off street parking, UPVC double glazed windows, quality Worcester Bosch combi, modern kitchen/diner, smart bathroom, walking distance to good schooling and access links into town, A66 and A19.

The property has also just had a new roof fitted in 2026 all for the benefit of the new owner.

The property comprises entrance hall, lounge, kitchen/dining room and utility/WC.

On the first floor there are three bedrooms and family bathroom.

Externally there is off street parking with access to the garage and to the rear there is a large west facing garden which is ideal for those wanting a large private space.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





GROUND FLOOR

Entrance Hall

5' 11" x 11' 10" (1.80m x 3.60m)

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

Lounge

12' 2" x 11' 2" (3.70m x 3.40m)

With gas fire and radiator.

Kitchen Diner

18' 8" x 12' 2" (5.70m x 3.70m)

With grey shaker design wall, drawer, and floor units, woodgrain effect roll edge worktop, electric oven, four ring induction hob with white splashback tiles and stainless steel extractor fan, one and a half bowl stainless steel sink with mixer tap, integrated dishwasher and microwave, space for fridge freezer, gas fireplace, radiator and patio door to the rear garden.

Utility/WC

With close coupled WC, pedestal wash hand basin with mixer tap, space for washing machine, space for dryer, chrome towel radiator and UPVC door to the driveway.

FIRST FLOOR

Landing

With access to the fully boarded loft.

Bedroom One

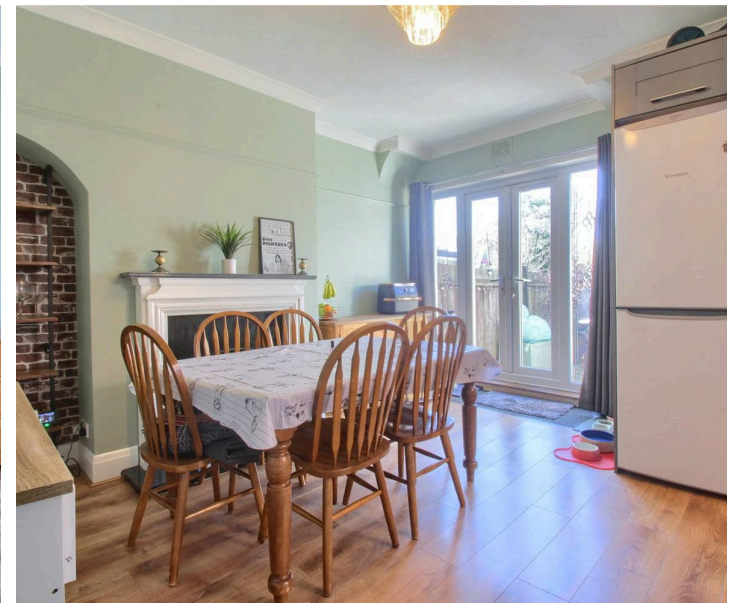
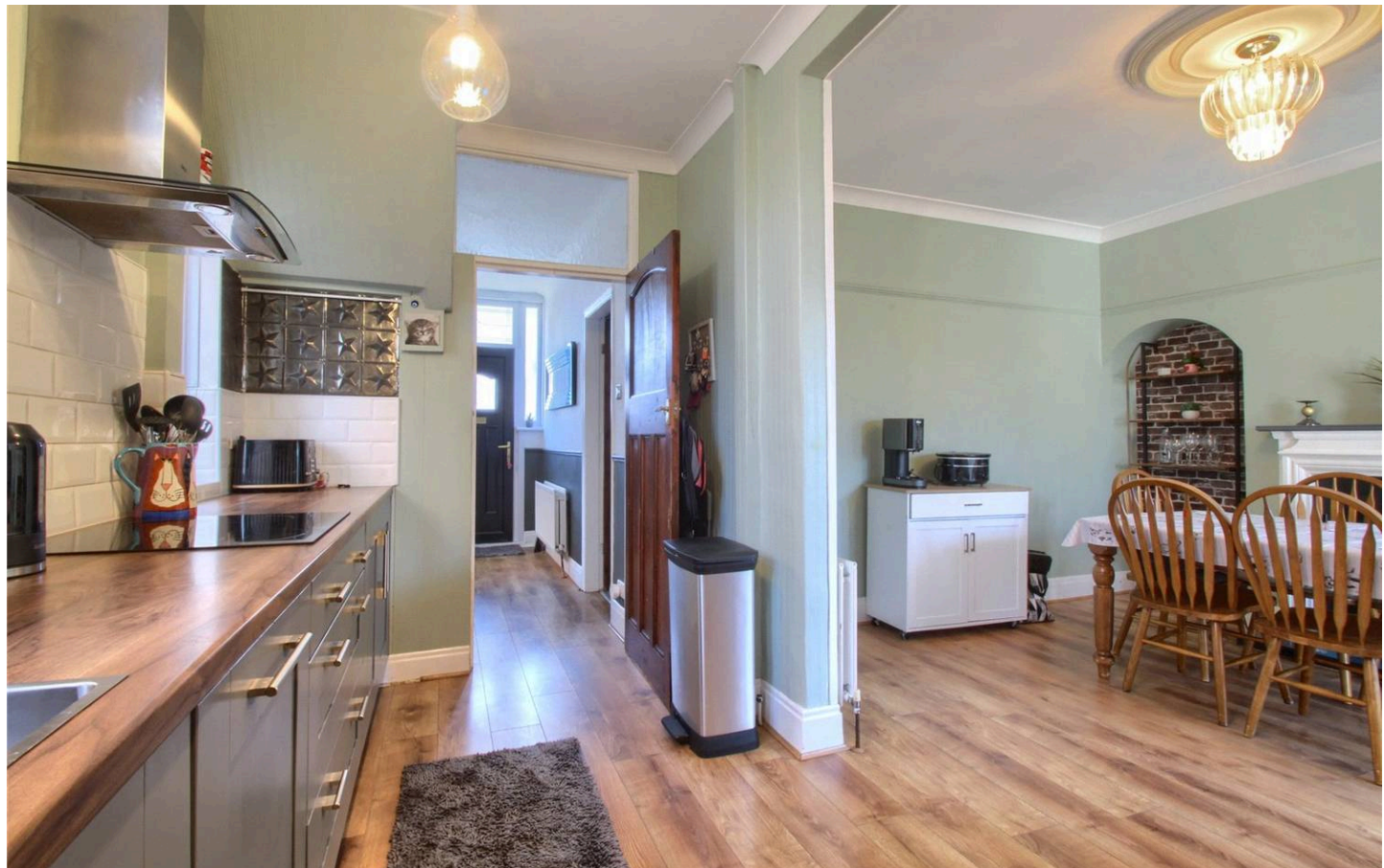
11' 2" x 12' 2" (3.40m x 3.70m)

With radiator.

Bedroom Two

11' 2" x 11' 2" (3.40m x 3.40m)

With radiator.



Bedroom Three

7' 10" x 7' 7" (2.40m x 2.30m)

With radiator.

Bathroom

Modern white three-piece suite comprising close coupled WC with hidden cistern, vanity wash hand basin with mixer tap, bath with shower extension, chrome towel radiator and extractor fan.

EXTERNALLY**Parking, Garage & Garden**

To the front there is off street parking for multiple cars on the driveway with gated access to the detached garage. To the rear there is a fence enclosed west facing garden with lawn and patio area.

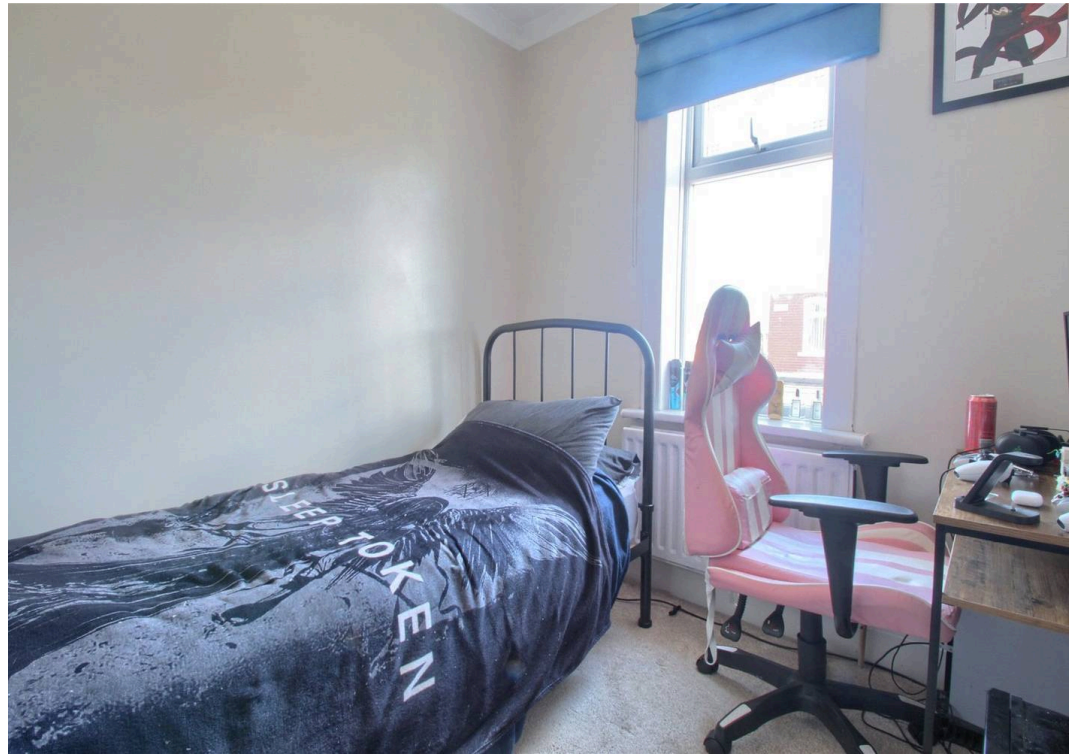
Buyers Identification Check(s)

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/30092026







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		



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GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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