



43 Barker Road, Middlesbrough, TS5 5EW Offers in excess of £175,000

*** No Onward Chain *** Excellent Investment Opportunity ***

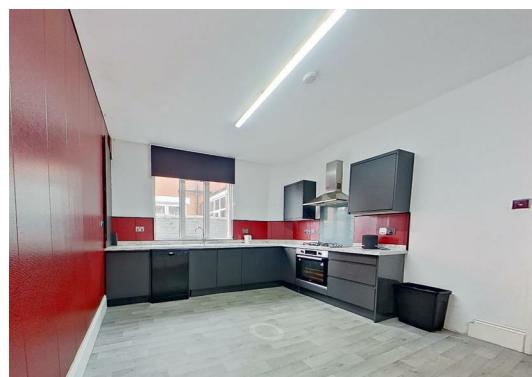
Good Move are delighted to present this four-bedroom mid-terrace house to the market.

Offering spacious and versatile accommodation arranged over three floors, this property presents an excellent investment opportunity or an ideal purchase for a family looking to add their own personal touch.

The ground floor comprises a welcoming entrance hallway, a bright reception room with an attractive bay window, a dining room leading through to the kitchen, together with a downstairs WC and shower room. To the first floor are four well-proportioned bedrooms and a family bathroom, while the second floor boasts a generous loft room with useful eaves storage.

Externally, the property benefits from a garage and a generous rear garden, offering fantastic potential for outdoor entertaining and family enjoyment.

Conveniently located within easy reach of the A19 and A66, with local bus routes, schools, shops and amenities all close by, this property is perfectly positioned for both families and tenants alike.



Disclaimer

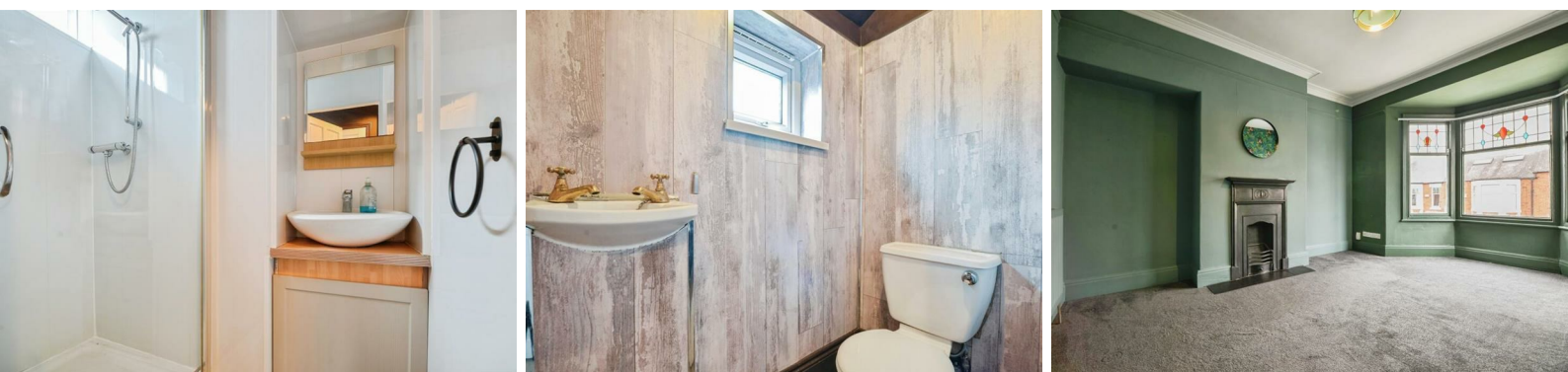
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Agents Note

Please note Good Move have not seen confirmation that the loft room has Building Regulation in place and can therefore not be classed as a bedroom.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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