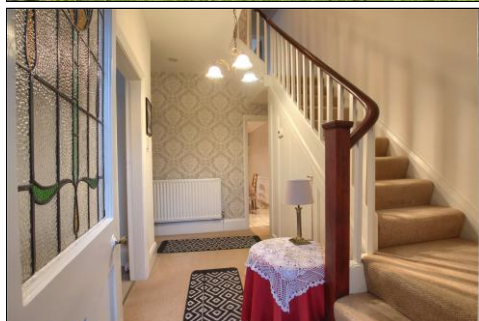


## THORNFIELD ROAD, LINTHORPE, MIDDLESBROUGH, TS5 5DA



- ▲ This Chain Free Sale Offers a Three Bedroom Mid Terrace Home
- ▲ Perfect For a Young Couple or Family
- ▲ In Need of Some Light Modernisation
- ▲ Charming Character Features
- ▲ Two Reception Rooms
- ▲ Walking Distance of Some Good Schooling, A19/A66 Access & Local Shops

- ▲ Well Kept Front & Rear Gardens
- ▲ Two Separate Garages to The Rear of The Property
- ▲ Ample Storage
- ▲ Gas Central Heating with A Back Boiler

**£230,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



This chain free sale offers a three bedroom mid terrace home which has been very well looked after and is only in need of some light modernisation. With solid bones to the house, it is perfect for a young couple or family to take on and turn into another loving home.

Location wise it is located within walking distance of some good schooling as well as A19/A66 access and local shops just a short walk away.

Notable features include stylish kitchen, UPVC double glazed windows, stained glass, hallway and landing with a beautiful staircase, two large bedrooms and a comfortable third, well-kept front and rear gardens, two separate reception rooms, gas central heating with a back boiler and two separate garages to the rear of the property.

The property comprises vestibule, hallway, front lounge, rear lounge, kitchen/dining room, lobby and ground floor WC. On the first floor there are two large bedrooms with a smaller third as well as a bathroom with a separate WC. Externally there are well kept gardens to the front and to the rear there is a neat lawned garden with patio and access to the two separate garages.

## **GROUND FLOOR**

**ENTRANCE VESTIBULE** - With solid hardwood entrance door.

**HALLWAY** - 3.5m x 2.4m (11'6" x 7'10")

With staircase to the first floor, radiator and storage cupboard.

**FRONT LOUNGE** - 3.6m x 4.3m (11'10" x 14'1")

With gas fire in surround and radiator.

**REAR LOUNGE** - 4.5m x 3.7m (14'9" x 12'2")

With gas fire and radiator.

**KITCHEN DINER** - 3.4m x 3m (11'2" x 9'10")

With woodgrain wall, drawer, and floor units, granite effect worktop, electric oven, four ring gas hob with integrated extractor fan, stainless steel sink with mixer tap, integrated under counter fridge, space for washing machine, radiator and storage cupboard.

**LOBBY** - With storage cupboard and UPVC door to the rear garden.

**WC** - With high flush WC.

**TO VIEW:** Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



# THORNFIELD ROAD, TS5 5DA

## FIRST FLOOR

**LANDING** - With loft access.

**BEDROOM ONE** - 3.7m x 4.5m (12'2" x 14'9")  
With radiator.

**BEDROOM TWO** - 3.7m x 3.7m (12'2" x 12'2")  
With radiator.

**BEDROOM THREE** - 2.8m x 3m (9'2" x 9'10")  
With radiator.

**BATHROOM** - 2m x 2.8m (6'7" x 9'2")  
Comprising vanity wash hand basin, bath with Triton electric shower unit, two airing cupboards, spotlights in the ceiling and radiator.

**SEPARATE WC** - With low flush WC.

## EXTERNALLY

**GARDENS & GARAGES** - To the front there is a neat well-kept garden and pathway to the entrance door. To the rear there is a fence enclosed garden with lawn, patio and access to the two separate detached garages.

**AGENTS REF:** - TM/LS/MID250540/28112025

**Council Tax Band:** C      **Tenure:** Freehold

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

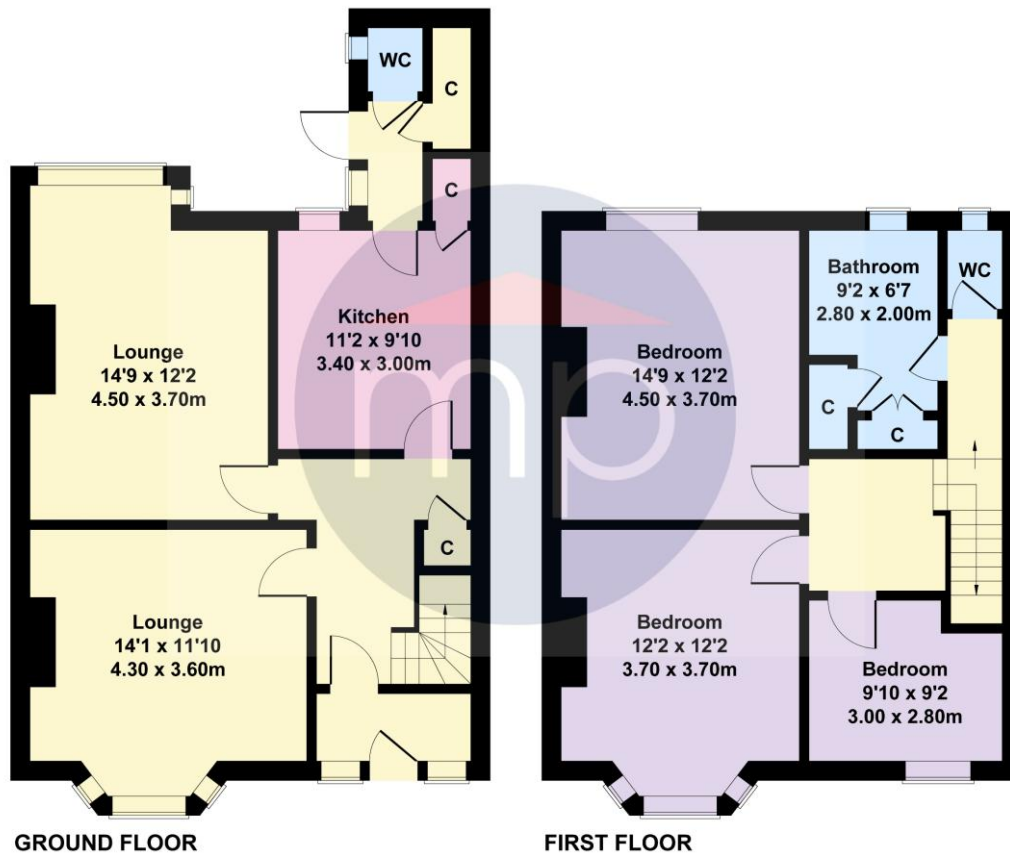


# THORNFIELD ROAD, TS5 5DA



## 41 Thornfield Road

Approximate Gross Internal Area  
1302 sq ft - 121 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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.



**TO VIEW:** Contact our Middlesbrough Office on Tel: **01642 254222**  
64-66 Borough Road, Middlesbrough, TS1 2JH