

CLOUGH CLOSE, LINTHORPE, TS5 5EX



- ▲ Barratt Built Home
- ▲ Three Bedrooms & Two Reception Rooms
- ▲ Ideal Starting Point for First Time Buyers & Investors Alike
- ▲ Family Bathroom & Master Bedroom En-Suite
- ▲ Ground Floor WC
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Off Street Parking & Garage

£159,950

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Ideal starting point if you are looking to get on the property ladder or to add to your portfolio.

Features include a modern heat pump central heating system, UPVC double glazed windows, two reception rooms, bathroom with a three-piece suite, as well as a master bedroom en-suite, and off street parking space with single garage.

The property comprises entrance hall, lounge, dining room/study, WC and kitchen. On the first floor there are three bedrooms, the master having an en-suite shower room and a family bathroom. Externally there is a lovely front garden, good size rear garden with a lawn, decking and paved patio and there is also a garage to the rear of the property.

GROUND FLOOR

ENTRANCE HALL

With composite entrance door, radiator, woodgrain effect laminate flooring and staircase to the first floor.

LOUNGE - 5.4m x 3.3m (17'9" x 10'10")

With two radiators, woodgrain effect laminate flooring and patio door to the rear garden.

DINING ROOM/STUDY - 3.4m x 3m (11'2" x 9'10")

With radiator.

WC

With close coupled WC, pedestal wash hand basin and radiator.

KITCHEN - 4m x 2.9m (13'1" x 9'6")

With white wall, drawer, and floor units, worktop, electric oven, four ring gas hob with stainless steel splashback and stainless steel extractor fan, one and a half bowl stainless steel sink, space for washing machine and fridge freezer, storage cupboard, radiator and composite door to the rear garden.

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64-66 Borough Road, Middlesbrough, TS1 2JH

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FIRST FLOOR

LANDING

With loft access and radiator.

BEDROOM ONE - 3.3m x 4.7m (10'10" x 15'5")

With radiator.

EN-SUITE - 1.9m x 2.2m (6'3" x 7'3")

With close coupled WC, pedestal wash hand basin with mixer tap and shower cubicle.

BEDROOM TWO - 4m x 2.8m (13'1" x 9'2")

With radiator.

BEDROOM THREE - 2.3m x 2.4m (7'7" x 7'10")

With radiator.

BATHROOM

With close coupled WC, pedestal wash hand basin with mixer tap, bath with shower extension, radiator and extractor fan.

EXTERNALLY

GARDENS

To the front there a large neat garden with fence boundary, bushes and shrubs. To the rear there is a fence enclosed garden with lawn, decking and patio area.

GARAGE

Single garage with off street parking in front.

AGENTS REF: - TM/LS/MID250241/19052026

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

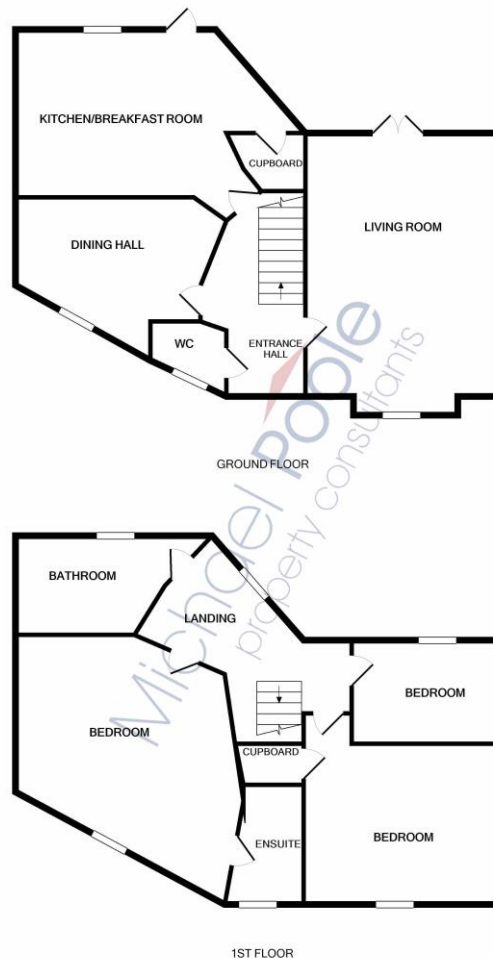
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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