

# Harper & Co

Estate Agents Ltd

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## Belle Vue Road

Linthorpe, Middlesbrough, TS5 5AQ

Offered For Sale With The Advantage Of No Onward Chain, This Well Presented Three Bedroom Family Home Is Situated Within The Popular And Highly Regarded Area Of Linthorpe, Middlesbrough, Offering Spacious Accommodation And Excellent Convenience For Local Amenities, Schools And Transport Links.

**£120,000**

# Belle Vue Road

Linthorpe, Middlesbrough, TS5 5AQ



- Offered For Sale With No Onward Chain
- Lounge With Electric Fireplace And Surround
- Family Bathroom With Shower Over Bath
- Annually Serviced Boiler & Valid Gas And Electrical Safety Certificates
- Spacious Three Bedroom Family Home
- High Gloss Kitchen With Ample Storage And Workspace
- Boarded Loft With Ladder For Storage
- Generous 17ft Dining Room
- Three Well Proportioned Bedrooms
- South West Facing Rear Yard And Garage

## Full Description

## Location

## Note

## Disclaimer

## Money Laundering Notice

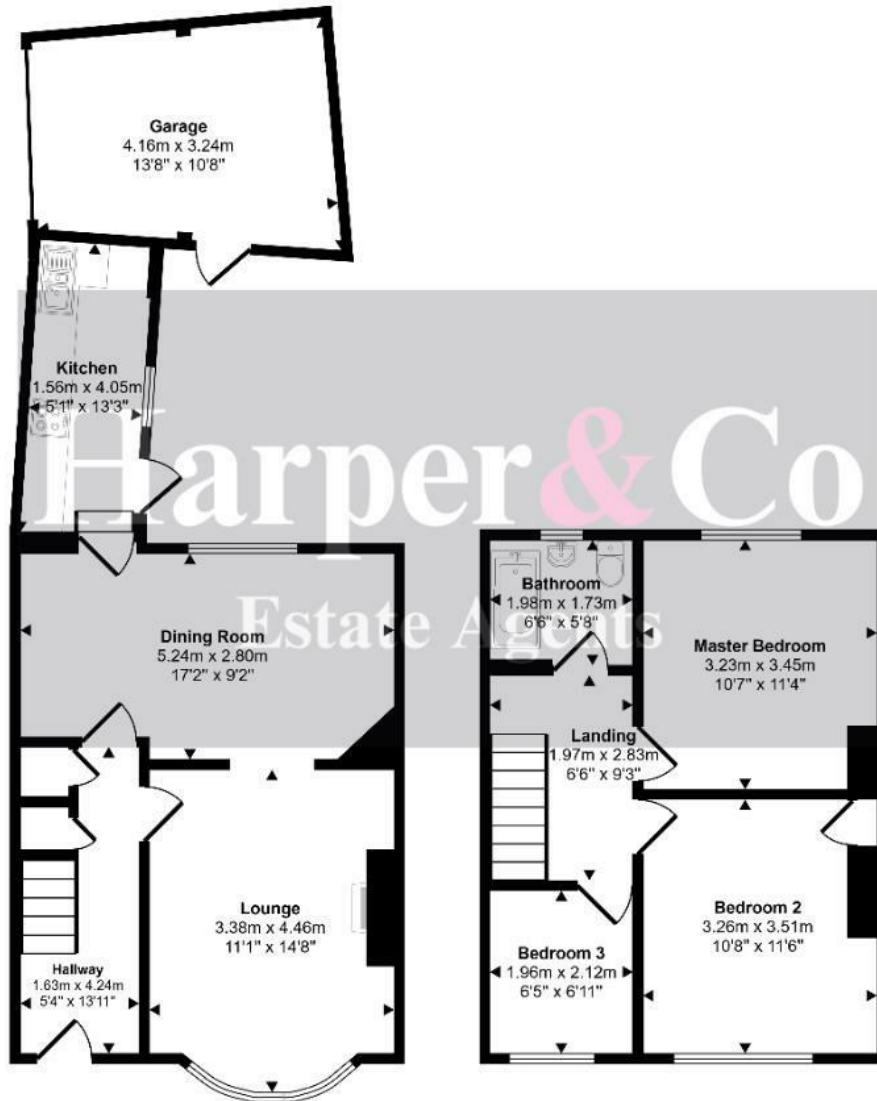


## Directions



# Floor Plan

Approx Gross Internal Area  
93 sq m / 1004 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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