

## CUMBERLAND ROAD, LINTHORPE, MIDDLESBROUGH, TS5 6LY



- ▲ Two Bedroom Semi-Detached House
- ▲ Gas Central Heating
- ▲ Double Glazing

- ▲ Kitchen With Oven, Hob, Fridge & Freezer
- ▲ Modern Bathroom with Shower
- ▲ Gardens & Street Parking

**£110,000**

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A two bedroom semi-detached house offered to the market as a chain free sale!

Please note these photos were taken before a tenant moved in.

Features include gas central heating, UPVC double glazing, fitted kitchen with oven, hob, under counter fridge and freezer, modern bathroom with shower, gardens to the front and rear and street parking.

Accessible to bus services, the park and Linthorpe Village with its wide range of shops and eateries.

#### **GROUND FLOOR**

##### **PORCH**

##### **LOUNGE - 4.47m x 3.15m (14'8" x 10'4")**

Fire surround with marble hearth and electric stove.

##### **KITCHEN - 3.8m x 1.83m (12'6" x 6')**

Modern range of units, breakfast bar and under counter fridge. Plumbing for automatic washing machine. Opens to....

##### **SECOND KITCHEN AREA - 2.2m x 1.47m (7'3" x 4'10")**

Built in gas hob and electric oven. Under counter freezer. Tiled walls and rear access door.

#### **FIRST FLOOR**

##### **LANDING**

Access to the loft space.

##### **BEDROOM ONE - 4.42m (14'6") plus alcove x 2.82m (9'3")**

##### **BEDROOM TWO - 1.96m (minimum) x 3m (6'5" (minimum) x 9'10")**

With a cupboard housing the wall mounted gas combination boiler which we understand from the landlord was installed in 2015.

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

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**BATHROOM/WC** - White three piece suite, electric shower over the bath with curtain and rail. Tiled.

**EXTERNALLY**

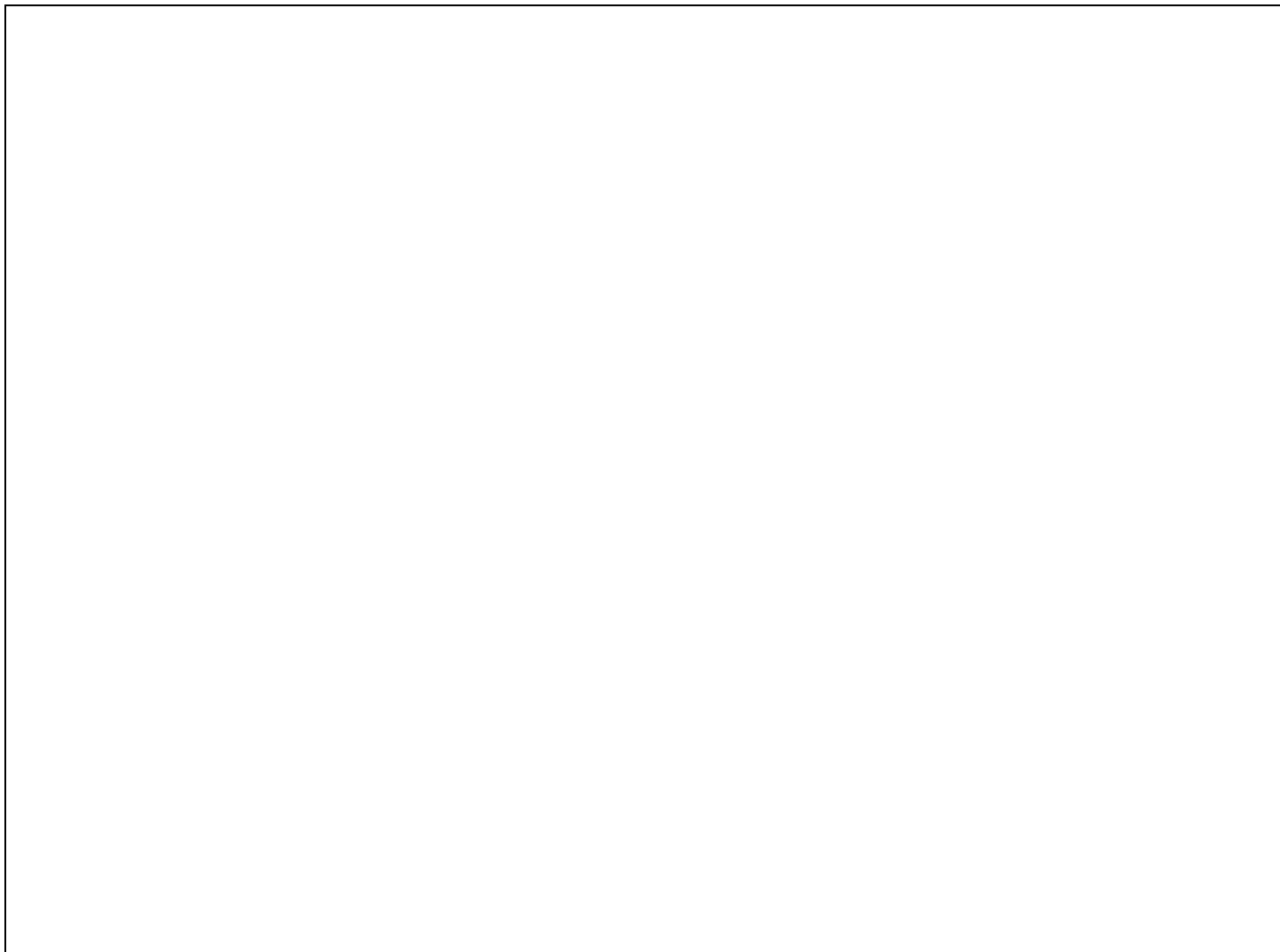
**GARDENS** - A gated front garden is set behind the hedge and is mainly laid to lawn. The enclosed rear garden incorporates lawn and pathway.

**AGENTS REFERENCE** - KW/JV/160287/19092016

**Council Tax Band:** B      **Tenure:** Freehold

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





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