

## HEREFORD CLOSE, LINTHORPE, MIDDLESBROUGH, TS5 6PL



- ▲ Chain Free Sale
- ▲ Perfect For First Time Buyers, Young Couples And Families Alike!
- ▲ Modern And Recently Updated Three Bedroom Semi
- ▲ Gas Central Heating With A Combi Boiler
- ▲ Large Rear Garden
- ▲ Handy Ground Floor WC
- ▲ Modern Kitchen With Stylish High Gloss Handleless Unit
- ▲ Walking Distance To Some Good Schooling And Linthorpe Village
- ▲ Three Good Sized Bedrooms
- ▲ Bathroom With A Modern White Suite

**£145,000**

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Perfect for first time buyers, young couples and families alike! This modern and recently updated three bedroom semi is going to make a great home for another family.

Notable features include gas central heating with a combi boiler, large rear garden, modern kitchen with stylish handleless units, ground floor WC, bathroom with a modern white suite, three good sized bedrooms and walking distance to some good schooling and Linthorpe Village.

The property comprises entrance hall, lounge/dining room, kitchen and WC. On the first floor there are three bedrooms and a family bathroom. Externally there is a large rear garden.

#### **GROUND FLOOR**

**HALLWAY** - UPVC door, radiator and stairs leading to first floor.

**LOUNGE/DINING ROOM - 5.2m x 3.7m (17'1" x 12'2")**  
Electric flame effect fire and two radiators

#### **KITCHEN - 3.5m x 3.4m (11'6" x 11'2")**

White high gloss handleless wall drawer and floor units, wood grain effect roll edge work top, electric oven, four ring gas hob with a stainless steel extractor, 1.5 sink unit, storage cupboard, space for a fridge freezer.

**WC** - Close coupled toilet.

#### **FIRST FLOOR**

**LANDING** - Storage cupboard.

#### **BEDROOM 1 - 4.3m x 2.9m (14'1" x 9'6")**

Fitted wardrobes with sliding doors, storage cupboard and radiator.

#### **BEDROOM 2 - 3.6m x 3.0m (11'10" x 9'10")**

Storage cupboard and radiator.

#### **BEDROOM 3 - 3.6m x 2.1m (11'10" x 6'11")**

Storage cupboard and radiator.

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

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### **BATHROOM - 1.8m x 1.7m (5'11" x 5'7")**

Close coupled toilet, vanity wash basin with mixer tap, bath, chrome towel radiator and cladded walls.

### **EXTERNALLY**

**GARDENS** - To the front a small garden with side access to the rear. TO the rear an enclosed garden with a lawn and patio.

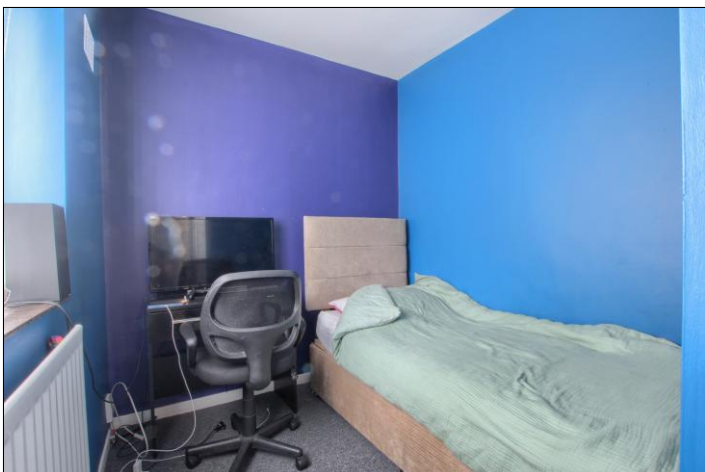
### Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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

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Tel: **01642 254222**



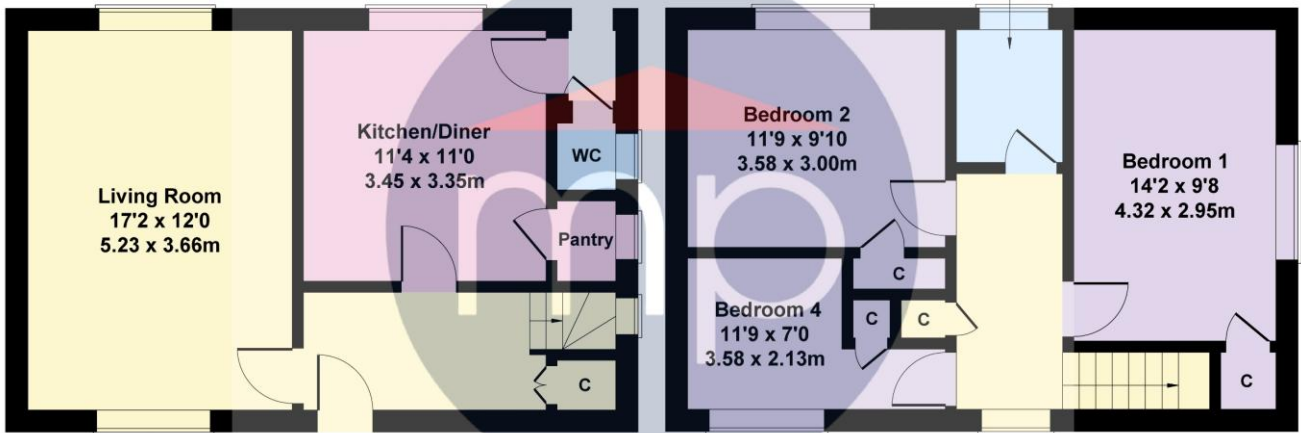
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### 30 Hereford Close

Approximate Gross Internal Area  
915 sq ft - 85 sq m

Bathroom  
6'0 x 5'6  
1.83 x 1.68m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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