

# LINCOMBE DRIVE, BROOKFIELD, MIDDLESBROUGH, TS5 8EY



- ▲ Chain Free Sale!
- ▲ Stunning Extended Three Bedroom Semi Detached Home
- ▲ Converted Loft Room
- ▲ Plenty of Living Space for A Growing Family!
- ▲ Abundance of Local Amenities as Well as Good Schooling Within Walking Distance

- ▲ Large 'U' Shaped Kitchen, Living & Dining Area
- ▲ Ample Off Street Parking on A Block Paved Driveway & Detached Garage
- ▲ Composite Front Door & UPVC Double Glazed Windows

**£280,000**

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Chain free sale!

This extended three bedroom semi-detached home offers a loft room and plenty of living space for a growing family!

Location wise, it is great for a growing family as there are an abundance of local amenities as well as good schooling within walking distance.

Notable features include conservatory extension fully incorporated into the home with a large 'U' shaped kitchen, living and dining area, loft room conversion, master bedroom en-suite, there is a stunning and private west facing rear garden, modern and stylish kitchen, bathroom with a four piece suite, ample off street parking on a block paved driveway, detached garage, composite front door and UPVC double glazed windows.

The property comprises entrance hall, lounge, dining room, kitchen and conservatory all open plan in a 'U' shape, and there is also a handy ground floor WC. On the first floor there are three bedrooms with the master having an en-suite bathroom as well as a separate family bathroom.

On the second floor there is a loft room which has been utilised as a bedroom which is accessible via a staircase.

Externally there is ample off street parking to the front and to the rear a stunning garden with a patio, lawn and bar area.

**GROUND FLOOR**

**ENTRANCE HALL** - With composite entrance door, staircase to the first floor, radiator and storage cupboard.

**LOUNGE - 4m x 3.9m (13'1" x 12'10")**  
With two radiators and gas fire.

**SITTING ROOM - 4.4m x 3.2m (14'5" x 10'6")**  
With fireplace and radiator.

**KITCHEN - 5.3m x 2.6m (17'5" x 8'6")**  
With cream wall, drawer, and floor units, granite worktop, electric oven and grill, four ring electric hob, one and a half bowl sink unit, integrated dishwasher, space for fridge freezer, space for washing machine, and UPVC door to the rear garden.

**SUNROOM/DINING ROOM - 4m x 3.3m (13'1" x 10'10")**  
With radiator.

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

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## FIRST FLOOR

**LANDING** - With storage cupboard.

**BEDROOM ONE - 3.6m x 3.3m (11'10" x 10'10")**  
With radiator.

**EN-SUITE** - Comprising close coupled WC with hidden cistern, vanity wash hand basin, bath with shower and chrome towel radiator.

**BEDROOM TWO - 3.4m x 3.3m (11'2" x 10'10")**  
With radiator and built-in storage cupboard.

**BEDROOM THREE - 3.2m x 2.5m (10'6" x 8'2")**  
With radiator and built-in storage cupboard.

**BATHROOM** - Comprising close coupled WC, vanity wash hand basin with mixer tap, bath, corner shower and two chrome towel radiators.

**LOFT ROOM** - Accessed via a connecting door from the landing, however the staircase is not up to building regs with skylights and storage.

## EXTERNALLY

**PARKING, GARAGE & GARDEN** - Externally there is ample off street parking to the front leading to a detached garage and to the rear there is a stunning garden with a patio, lawn and bar area.

**SECTION 21** - In accordance with Section 21 of the Estate Agents Act we hereby disclose an interest is declared in so much as the seller is a relative of an employee of Michael Poole Estate Agents.

**AGENTS REF:** - TM/LS/LET260044/11052026

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:** C      **Tenure:** Freehold

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



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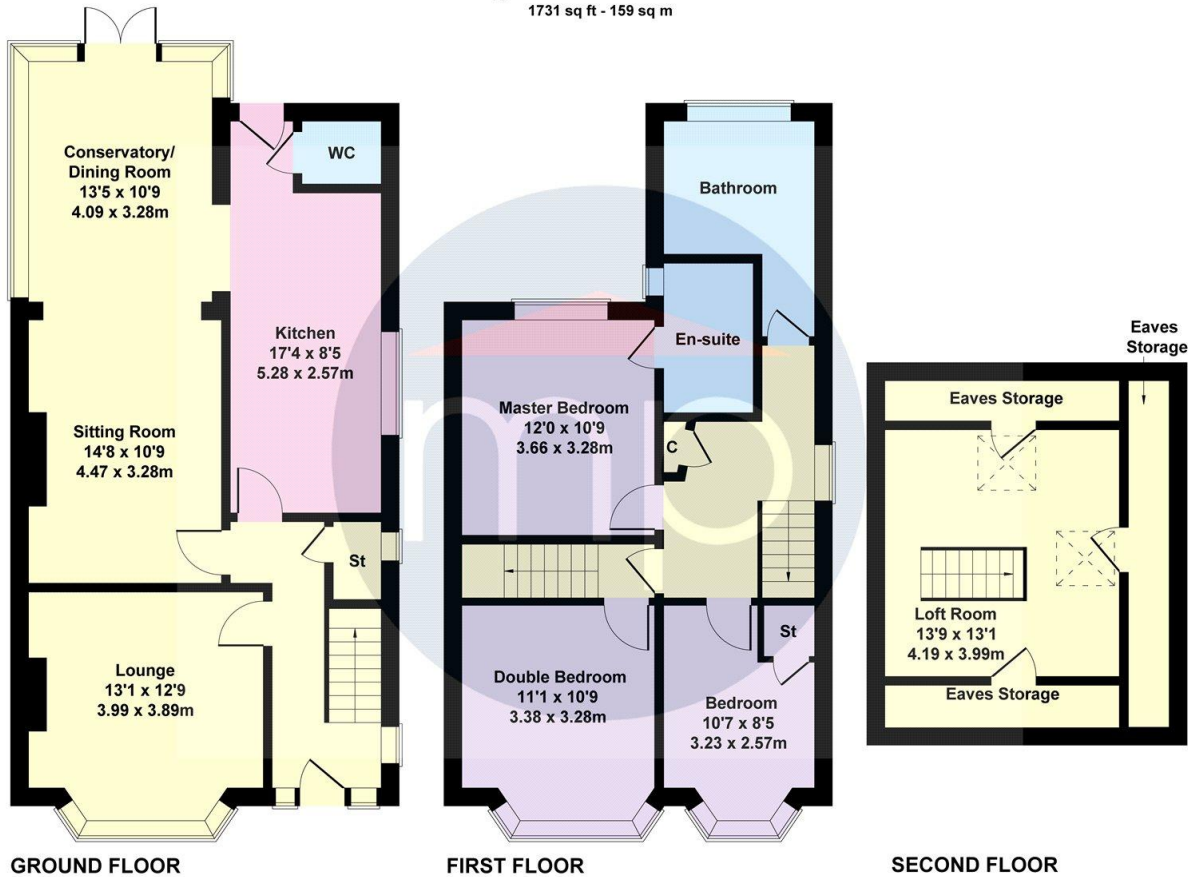


LINCOMBE DRIVE, TS5 8EY



**6 Lincombe Drive**

Approximate Gross Internal Area  
1731 sq ft - 159 sq m



Not to Scale. Produced by The Plan Portal 2026  
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.



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