

OSWESTRY GREEN, EASTERSIDE, MIDDLESBROUGH, TS4 3QL



- ▲ This Really Lovely Three Bedroom Semi Detached House is a Chain Free Sale
- ▲ Nicely Positioned at the Ladgate Lane End of Easterside Estate
- ▲ Easy Walking Distance to James Cook University Hospital, Stewart Park & Middlesbrough Sports Village

- ▲ Open Plan Lounge & Open Plan Kitchen/Diner with Modern Style Units & Range Cooker
- ▲ Cleverly Converted Loft Space with a Fitted Staircase From the Landing
- ▲ Single Garage & Driveway Alongside

£125,000

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Perfectly suited to both young families and first time buyers alike, this really lovely semi detached house is nicely positioned at the top end of the Easterside estate (just off Ladgate Lane) and is still within easy walking distance of James Cooks University Hospital, Stewart Park and Holmwood School and Easterside Academy.

Please note the photos were taken prior to the tenant moving into the property so furniture will have changed.

Very briefly, the accommodation comprises lounge with a deep bay window and an open plan kitchen/diner with an attractive range of modern style units and Range cooker. The first floor has three bedrooms and bathroom with a modern white contemporary style suite. There's a fitted staircase from the landing leading up to the cleverly converted loft space which, until recent, has been used as an occasional bedroom. Outside, there are gardens at the front and rear and a single garage.

Other nice features include UPVC double glazed windows and exterior doors and central heating with a combi boiler.

GROUND FLOOR

OPEN PLAN LOUNGE - 5.49m (18') (max) x 3.78m (12'5") increasing to 4.93m (16'2") to include depth of deep front facing bay window

UPVC entrance door with double glazed inserts, modern remote control electric convertor fire set into the chimney breast, staircase to the first floor with chrome spindles, pine handrail and under stairs cupboard which also houses the baxi gas fired combination boiler. Woodgrain effect laminate flooring and two radiators. Connecting door into...

OPEN PLAN KITCHEN DINER - 5.49m x 2.9m (18' x 9'6")

Attractive range of modern style wall, drawer and floor cupboards, tall larder cupboard, roll top work surfaces with matching splashbacks, single drainer one and a half bowl sink unit with mixer taps, built in stainless steel Range cooker with stainless steel extractor canopy and stainless steel splashback. Space for washing machine, dryer and fridge freezer. UPVC double glazed French doors open onto the rear garden. Slate floor tiles and radiator.

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

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FIRST FLOOR

LANDING - Balustrade with chrome spindles and pine handrail. Door opens onto a staircase to the loft room.

BEDROOM ONE - 3.6m (11'10") x 3.43m (11'3") increasing to 4.06m (13'4")
Radiator.

BEDROOM TWO - 3.07m x 2.13m (10'1" x 7')
Deep built in cupboard with drawers. Radiator.

BEDROOM THREE - 2.06m (6'9") x 2.1m (6'11") increasing to 3.1m (10'2")
Built in cupboard with hanging rail and shelves. Radiator.

BATHROOM - Modern white contemporary design three piece suite comprising shower bath with thermostat mixer shower and side screen, pedestal wash hand basin and dual flush close coupled WC. Marble wall and floor tiling. Chrome towel radiator.

LOFT ROOM - 5.49m x 3.2m (18' x 10'6")
Cleverly converted to create some really useful extra space which the current owners have utilised as an occasional bedroom. Two rear facing roof light windows, easy access into the eaves, electric heater, electric supply and lighting laid on.

EXTERNALLY

GARDENS - A front lawn with garden fence. Side access leads to a fence enclosed rear garden, lawn and outside tap.

GARAGE - Concrete driveway alongside the property leads to a single garage with double doors.

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.

AGENTS REFERENCE - IM/JV/MID190641/03022020

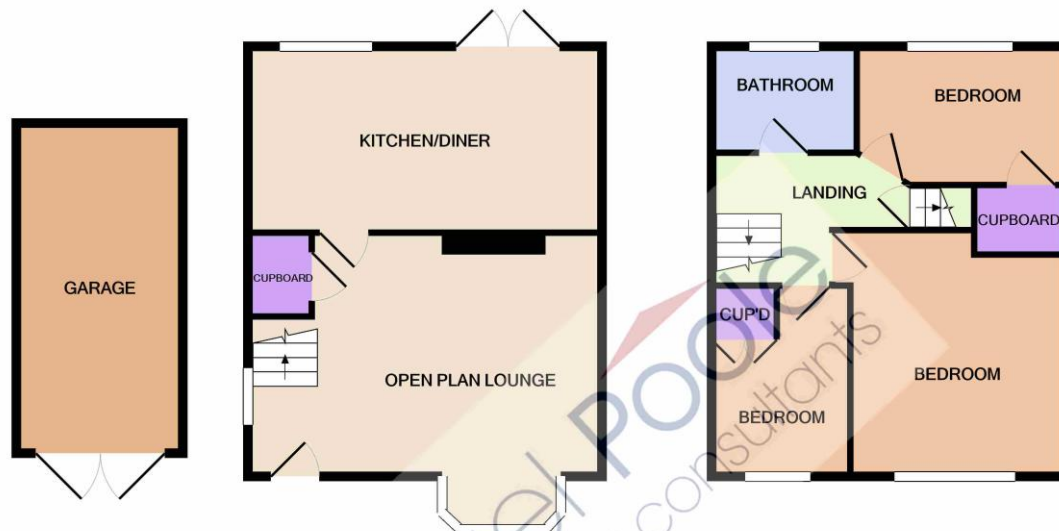
Council Tax Band: B **Tenure:** Freehold

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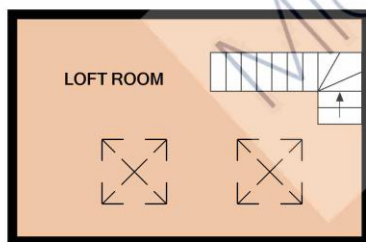


GROUND FLOOR
APPROX. FLOOR
AREA 546 SQ.FT.
(50.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 394 SQ.FT.
(36.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1148 SQ.FT. (106.7 SQ.M.)

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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LOFT ROOM
APPROX. FLOOR
AREA 208 SQ.FT.
(19.3 SQ.M.)

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