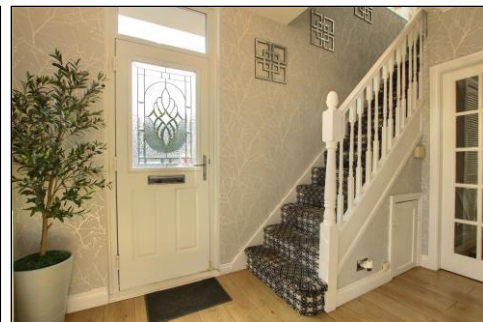


MERLIN ROAD, MIDDLESBROUGH, TS3 8ED



- ▲ Perfect Family Home, Ready to Move Straight Into
- ▲ Has to be Viewed to be Fully Appreciated
- ▲ Super Modern Worcester Bosch Combi Boiler!
- ▲ Extended Bathroom with a Stylish Four Piece Suite
- ▲ Modern Kitchen with White High Gloss Units
- ▲ Kitchen Roof, Main Roof & Bay Window Roof Replaced in 2024
- ▲ Two Secure Storage Sheds Included

- ▲ Ample Off Street Parking on the Yorkshire Cobble Style Driveway Fully Boarded Loft Space with Two Skylights Detached Garage with Alarm & Electric Points
- ▲ Recent Fencing Around the Property
- ▲ Lovely Half Height Brick Wall with Iron Fencing
- ▲ Every Room has Been Replastered Allowing for Easy Decoration
- ▲ Stunning Gardens Front & Back

£135,000

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A perfect family home for first time buyers and young couples alike looking for a home that's ready to move straight into!

The property comprises entrance hall, lounge, dining room and kitchen. On the first floor there are three bedrooms and a bathroom with a four-piece suite. Externally there are gardens to the front and rear with off street parking and a detached garage as well!

GROUND FLOOR

ENTRANCE HALL - 3.2m x 1.7m (10'6" x 5'7")

With black composite entrance door, radiator, staircase to the first floor, woodgrain effect laminate flooring and security alarm.

DINING ROOM - 3.2m x 3.6m (10'6" x 11'10")

With radiator and woodgrain effect laminate flooring.

LOUNGE - 5.5m x 3.6m (18'1" x 11'10")

With radiator, storage cupboard, woodgrain effect laminate flooring and patio door to the rear garden.

KITCHEN - 3.4m x 2.2m (11'2" x 7'3")

With white wall, drawer, and floor units, wood block effect roll edge worktop, electric oven, four ring gas hob with white splashback tiles and extractor fan, space for under counter fridge and under counter freezer, space for washing machine, one and a half bowl sink unit, radiator, spotlights in the ceiling, woodgrain effect laminate flooring and UPVC door to the rear garden.

FIRST FLOOR

LANDING - With loft access.

BEDROOM ONE - 3.8m (12'6") x 3.5m (11'6") reducing to 3.2m (10'6")

With radiator and woodgrain effect laminate flooring.

BEDROOM TWO - 2.8m (9'2") increasing to 3.5m (11'6") x 3.1m (10'2")

With radiator and woodgrain effect laminate flooring.

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MERLIN ROAD, TS3 8ED

BEDROOM THREE - 2.8m x 2.1m (9'2" x 6'11")

With radiator, woodgrain effect laminate flooring and storage cupboard.

BATHROOM - 1.7m x 2.5m (5'7" x 8'2")

Modern four-piece suite comprising close coupled WC, wall mounted wash hand basin with white splashback tiles, bath with white splashback tiles, corner shower, chrome towel radiator, woodgrain effect laminate flooring and spotlights in the ceiling.

EXTERNALLY

GARDENS & GARAGE - To the front there is a well maintained garden and ample off road parking on the Yorkshire cobble style driveway leading to the garage. To the rear there is a low maintenance fence enclosed garden with patio and gated access to the side.

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 REF: - TM/LS/MID240631/17092024

Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Middlesbrough office on

Tel: **01642 254222**



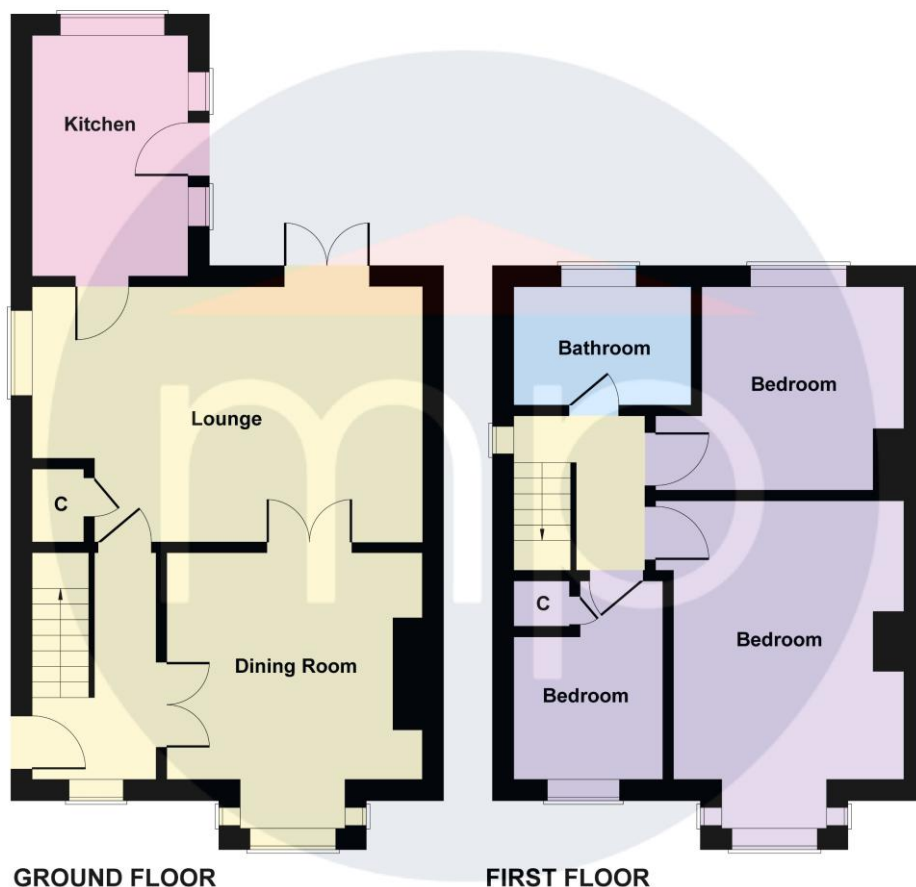
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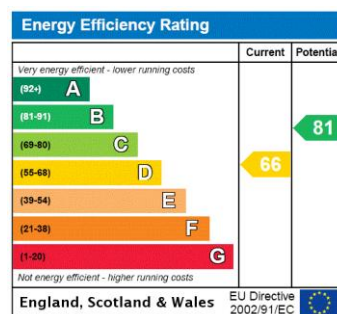


4 Merlin Road



Not to Scale. Produced by The Plan Portal 2024
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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