

BEECH GROVE ROAD, LINTHORPE, MIDDLESBROUGH, TS5 6RJ



- ▲ Chain Free Sale
- ▲ Modernised to a Fantastic Standard
- ▲ Ready to Move Straight Into!
- ▲ Perfect for a Growing Family!
- ▲ Gas Central Heating with a Quality Baxi Combi Boiler
- ▲ Tradition Features Such as High Skirting Board, Coving & Feature Fireplaces
- ▲ Two Reception Rooms
- ▲ Four Good Size Bedrooms
- ▲ Handy Utility Room
- ▲ Ground Floor Shower Room & First Floor Bathroom

Offers Over £200,000

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As far as homes go this one is pretty special! Perfect for a family looking for extra space with four bedrooms and two reception room.

Notable features include gas central heating with a quality Baxi combi boiler, handy utility room, ground floor shower room, modern stylish kitchen, four good size bedrooms and a bathroom with a four-piece suite.

The property comprises entrance vestibule, hallway, front lounge, dining room, kitchen, utility room and ground floor shower room. On the first floor there are four bedrooms (three doubles and one single) and a family bathroom with a four-piece suite. Externally there is a garden to the rear.

GROUND FLOOR

ENTRANCE VESTIBULE - With solid hardwood entrance door.

HALLWAY - With radiator and staircase to the first floor.

LOUNGE - 3.9m x 3.7m (12'10" x 12'2")
With radiator and woodgrain effect laminate flooring.

DINING ROOM - 3.9m x 3.1m (12'10" x 10'2")
With radiator.

KITCHEN BREAKFAST ROOM - 3.6m x 3.0m (11'10" x 9'10")
With matt grey wall, drawer, and floor units, worktop, electric oven, integrated microwave, four ring electric hob with splashback and stainless steel extractor fan, integrated dishwasher, stainless steel sink with mixer tap and drainer, and spotlights in the ceiling.

UTILITY ROOM - 2.3m x 1.6m (7'7" x 5'3")
With radiator, space for washing machine, space for dryer, wall mounted Baxi combi boiler, matt grey wall unit, worktop and UPVC door to the rear garden.

GROUND FLOOR SHOWER ROOM - Three-piece suite comprising close coupled WC, vanity wash hand basin with mixer tap, walk-in double shower with electric shower over, tiled walls and floor and chrome towel radiator.

FIRST FLOOR

LANDING

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

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BEDROOM ONE - 4m x 3.4m (13'1" x 11'2")

With radiator and feature fireplace.

BEDROOM TWO - 3.9m x 3.3m (12'10" x 10'10")

With radiator.

BEDROOM THREE - 3.1m x 2.8m (10'2" x 9'2")

With radiator.

BEDROOM FOUR - 3m x 1.79m (9'10" x 5'10")

With radiator.

BATHROOM - Modern four-piece suite comprising close coupled WC with hidden cistern, vanity wash hand basin with mixer tap, bath, walk-in shower, extractor fan, chrome towel radiator, and tiled walls and floor.

EXTERNALLY

PARKING & GARDEN - To the front there is on street parking and to the rear there is an enclosed garden.

AGENTS REF: - TM/LS/MID240695/28102024

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Middlesbrough office on

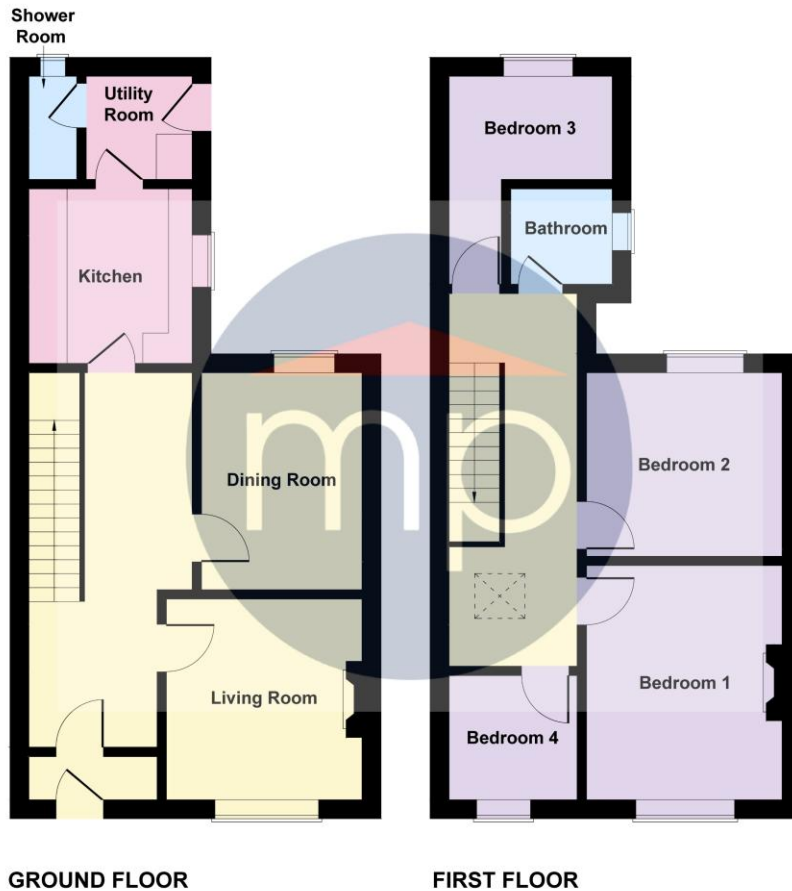
Tel: **01642 254222**



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7 Beech Grove Road



Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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