

## BENTON ROAD, TOLLESBY, MIDDLESBROUGH, TS5 7PQ



- ▲ Chain Free Sale
- ▲ Off Street Parking & Garage
- ▲ West Facing Rear Garden
- ▲ Gas Central Heating
- ▲ Three Good Size Bedrooms

- ▲ Stylish Kitchen with High Gloss Units
- ▲ Two Reception Rooms
- ▲ Walking Distance to Good Schooling, Both Primary & Secondary

**£150,000**

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This chain free three bedroom semi with off street parking, west facing rear garden and garage is ideal for a family looking for a larger home.

Notable features include gas central heating, off street parking, garage, two reception rooms, modern stylish kitchen, bathroom with a three-piece suite, and within walking distance of good primary and secondary schools.

The property comprises entrance hall, two reception rooms and kitchen. On the first floor there are three good size bedrooms and a bathroom. Externally there is off street parking to the front and to the rear there is a west facing garden.

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

With composite entrance door, staircase to the first floor and radiator.

##### **LOUNGE - 3.4m x 3.1m (11'2" x 10'2")**

With radiator.

##### **DINING ROOM - 3.9m x 3.1m (12'10" x 10'2")**

With gas fire and radiator.

##### **KITCHEN - 3.4m x 2.4m (11'2" x 7'10")**

With white high gloss wall, drawer, and floor units, roll edge worktop, freestanding four ring electric cooker, stainless steel sink, space for under counter fridge, space for washing machine, UPVC door to the rear garden, spotlights in the ceiling, radiator and tile effect laminate flooring.

#### **FIRST FLOOR**

##### **LANDING**

##### **BEDROOM ONE - 4.7m x 3.4m (15'5" x 11'2")**

With radiator.

##### **BEDROOM TWO - 3.7m x 2.6m (12'2" x 8'6")**

With radiator.

##### **BEDROOM THREE - 2.6m x 2.2m (8'6" x 7'3")**

With radiator.

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

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## BENTON ROAD, TS5 7PQ

### **BATHROOM - 1.9m x 1.6m (6'3" x 5'3")**

White three-piece suite comprising close coupled WC, pedestal wash hand basin, bath with shower over, chrome towel radiator and tiled walls.

### **EXTERNALLY**

#### **PARKING, GARAGE & GARDEN**

To the front there is off street parking on the block paved driveway leading to the garage and to the rear there is an enclosed low maintenance garden with patio and summerhouse.

#### **SERVICES**

We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

**AGENTS REF:** - TM/LS/MID240821/13022025

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

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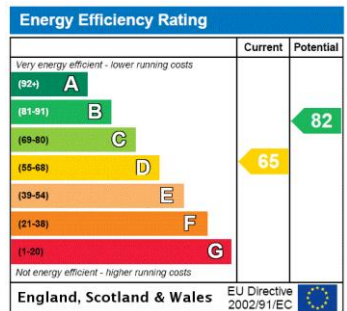


### 4 Benton Road



Not to Scale. Produced by The Plan Portal 2025  
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