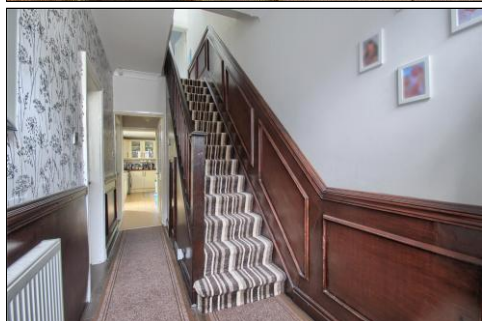


TAVISTOCK STREET, LINTHORPE VILLAGE, MIDDLESBROUGH, TS5 6AX



- ▲ Ideal Starting Point for First Time Buyers, Young Couples & Families Alike
- ▲ Three Bedrooms & A Loft Room (Not Up to Building Regs)
- ▲ Stylish Kitchen
- ▲ Modern Bathroom with A Four Piece Suite
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Gas Central Heating with A Combi Boiler
- ▲ Open Plan Lounge/Diner

£125,000

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Ideal starting point for first time buyers, young couples and families alike.

Notable features include gas central heating with a combi boiler, modern bathroom with a four piece suite, modern kitchen with cream units, open plan lounge/diner, UPVC double glazed windows and exterior doors.

Walking distance to some good schooling, Linthorpe Village shops and bus routes.

The property comprises entrance hall, lounge/diner and kitchen. On the first floor there are three bedrooms and a family bathroom. The loft has been converted but is not up to building regs. Externally there is a larger than standard garden for the properties in the area with gated access.

GROUND FLOOR

ENTRANCE HALL - 4.9m x 1.5m (16'1" x 4'11")

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

LOUNGE DINER - 7m x 3.3m (23' x 10'10")

With two radiators and gas fire in surround.

KITCHEN - 2.2m x 2.4m (7'3" x 7'10")

With cream wall, drawer, and floor units, woodgrain effect roll edge worktop, electric oven, four ring gas hob with stainless steel splashback and stainless steel extractor fan, one and a half bowl stainless steel sink with mixer tap, space for washing machine and fridge freezer, cream splashback tiles, spotlights in the ceiling, radiator and UPVC door to the garden.

FIRST FLOOR

LANDING - With staircase to the loft room (not up to building regs).

BEDROOM ONE - 3.1m x 3.7m (10'2" x 12'2")

With radiator.

BEDROOM TWO - 2.7m x 3.2m (8'10" x 10'6")

With radiator.

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BEDROOM THREE - 2.7m x 1.8m (8'10" x 5'11")

With radiator.

BATHROOM - 2.8m x 2.3m (9'2" x 7'7")

Modern four-piece suite comprising close coupled WC, pedestal wash hand basin with mixer tap, bath, corner shower, tiled walls and floor, spotlights in the ceiling and extractor fan.

LOFT ROOM - 3.2m x 4.6m (10'6" x 15'1")

With skylight.

EXTERNALLY

GARDEN - To the rear there is a fence enclosed garden with artificial lawn and a decked area.

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/MID250233/17042026

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

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Tel: **01642 254222**



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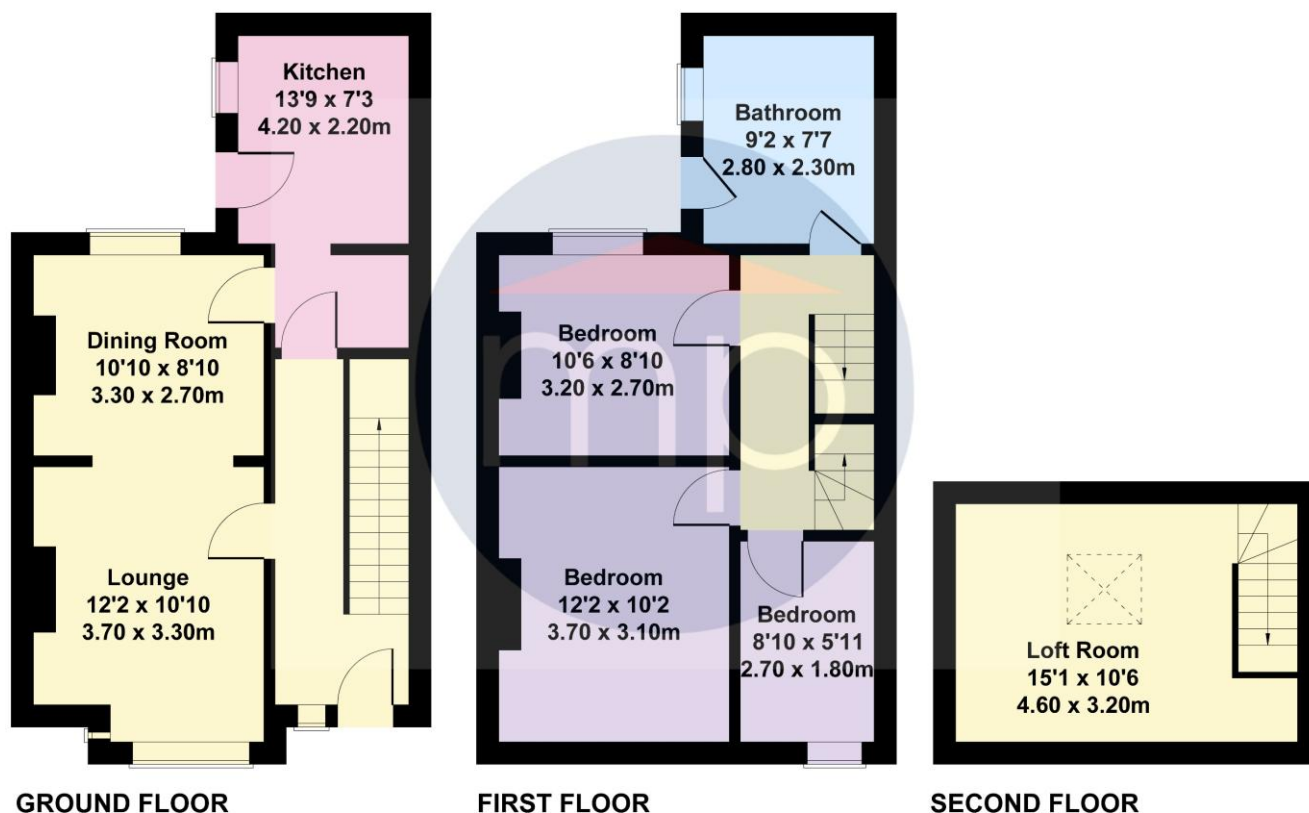
A photograph of the exterior of a Michael Poole property consultants storefront at night. The storefront has large glass windows and a blue illuminated sign above the entrance. The sign reads "Michael Poole property consultants". The windows display various property listings and information.

Do you have a property you
need to sell
before you can buy?

Michael Poole offers **FREE, no obligation**
market appraisals and gives you guidance
on the **BEST PRICE** you can expect in the
current market

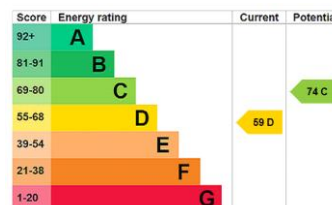
5 Tavistock Street

Approximate Gross Internal Area
1001 sq ft - 93 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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