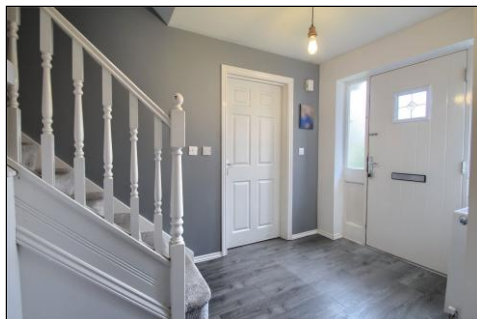


## CLOUGH CLOSE, LINTHORPE, MIDDLESBROUGH, TS5 5EX



- ▲ Barratt Built Home
- ▲ Three Bedrooms & Two Reception Rooms
- ▲ Ideal Starting Point for First Time Buyers & Investors Alike
- ▲ Family Bathroom & Master Bedroom En-Suite
- ▲ Ground Floor WC
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Off Street Parking & Garage

**£155,000**

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Ideal starting point if you are looking to get on the property ladder or to add to your portfolio.

Features include a modern heat pump central heating system, UPVC double glazed windows, two reception rooms, bathroom with a three-piece suite, as well as a master bedroom en-suite, and off street parking space with single garage.

The property comprises entrance hall, lounge, dining room/study, WC and kitchen. On the first floor there are three bedrooms, the master having an en-suite shower room and a family bathroom. Externally there is a lovely front garden, good size rear garden with a lawn, decking and paved patio and there is also a garage to the rear of the property.

## **GROUND FLOOR**

### **ENTRANCE HALL**

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

### **LOUNGE - 5.4m x 3.3m (17'9" x 10'10")**

With two radiators, woodgrain effect laminate flooring and patio door to the rear garden.

### **DINING ROOM/STUDY - 3.4m x 3m (11'2" x 9'10")**

With radiator.

### **WC**

With close coupled WC, pedestal wash hand basin and radiator.

### **KITCHEN - 4m x 2.9m (13'1" x 9'6")**

With white wall, drawer, and floor units, worktop, electric oven, four ring gas hob with stainless steel splashback and stainless steel extractor fan, one and a half bowl stainless steel sink, space for washing machine and fridge freezer, storage cupboard, radiator and composite door to the rear garden.

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

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# CLOUGH CLOSE, TS5 5EX

## **FIRST FLOOR**

### **LANDING**

With loft access and radiator.

### **BEDROOM ONE - 3.3m x 4.7m (10'10" x 15'5")**

With radiator.

### **EN-SUITE - 1.9m x 2.2m (6'3" x 7'3")**

With close coupled WC, pedestal wash hand basin with mixer tap and shower cubicle.

### **BEDROOM TWO - 4m x 2.8m (13'1" x 9'2")**

With radiator.

### **BEDROOM THREE - 2.3m x 2.4m (7'7" x 7'10")**

With radiator.

### **BATHROOM**

With close coupled WC, pedestal wash hand basin with mixer tap, bath with shower extension, radiator and extractor fan.

## **EXTERNALLY**

### **GARDENS –**

To the front there a large neat garden with fence boundary, bushes and shrubs. To the rear there is a fence enclosed garden with lawn, decking and patio area.

## **GARAGE**

Single garage with off street parking in front.

**AGENTS REF:** - TM/LS/MID250241/19052026

**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.

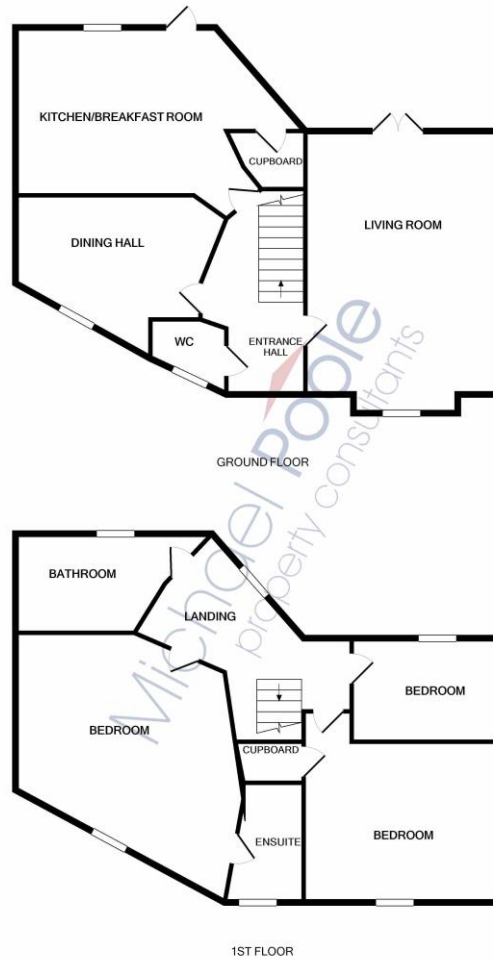
**Council Tax Band:** C      **Tenure:** Freehold

**TO VIEW:** Contact our Middlesbrough office on  
Tel: 01642 254222



CLOUGH CLOSE, TS5 5EX





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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