

## CLEVELAND AVENUE, LINTHORPE, MIDDLESBROUGH, TS5 7RR



- ▲ Chain Free Sale
- ▲ Cash Buyers Only - Property Not Currently Mortgageable
- ▲ Three Bedroom Semi Detached Home
- ▲ Ideal Refurb for Someone Looking to Put Their Own Stamp on The Property
- ▲ Modern Recently Fitted Bathroom
- ▲ Off Street Parking & Detached Garage
- ▲ Sunny West Facing Rear Garden
- ▲ Gas Central Heating with A Combi Boiler
- ▲ UPVC Double Glazed Windows & Exterior Doors

**£149,950**

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This chain free sale is ideal for a someone looking to take on a project.

It's available to cash buyers only given that the property is not in a mortgageable state due to the kitchen having been ripped out.

The property does however have a modern recently fitted bathroom, UPVC double glazed windows and exterior doors, off street parking and detached garage, sunny west facing rear garden, two reception rooms and gas central heating with a combi boiler.

The property comprises entrance hall, lounge, dining room and kitchen. On the first floor there are three bedrooms and a family bathroom. Externally there is off street parking with access to the garage and to the rear there is a fence enclosed west facing garden with lawn and patio.

#### **GROUND FLOOR**

##### **ENTRANCE HALL - 4.9m x 1.7m (16'1" x 5'7")**

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

##### **LOUNGE - 3.5m x 4m (11'6" x 13'1")**

With radiator.

##### **DINING ROOM - 3.6m x 3.5m (11'10" x 11'6")**

With electric flame effect fire, radiator and UPVC doors to the rear garden.

##### **KITCHEN - 5.6m x 2.3m (18'4" x 7'7")**

With wall mounted Worcester Bosch combi boiler, tiled flooring and UPVC door to the rear garden.

#### **FIRST FLOOR**

##### **LANDING**

##### **BEDROOM ONE - 3.5m x 3.4m (11'6" x 11'2")**

With radiator.

##### **BEDROOM TWO - 3.6m x 3.2m (11'10" x 10'6")**

With radiator.

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

With radiator.

**TO VIEW:** Tel: **01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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**BATHROOM - 2.2m x 2.3m (7'3" x 7'7")**

Modern white three-piece suite comprising close coupled WC, vanity wash hand basin with mixer tap, bath, tiled flooring and cladded walls.

**EXTERNALLY**

**PARKING, GARAGE & GARDEN** - To the front there is off street parking leading to a detached garage and to the rear there is a fence enclosed garden with lawn, patio and access to the garage.

**AGENTS REF:** - TM/LS/MID250476/05112025

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

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Tel: **01642 254222**

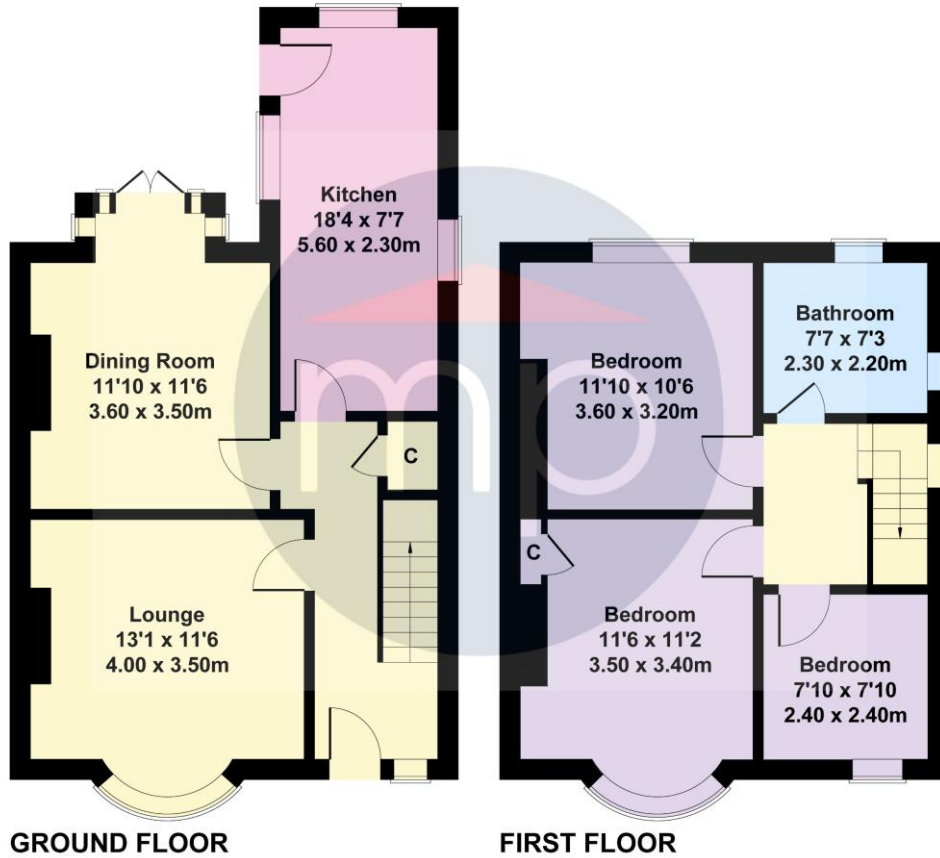


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### 3 Cleveland Avenue

Approximate Gross Internal Area  
1044 sq ft - 97 sq m



Not to Scale. Produced by The Plan Portal 2025  
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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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