

WILLIAMS AVENUE, LINTHORPE, MIDDLESBROUGH, TS5 5EH



- ▲ This Chain Free Sale
- ▲ Will Perfectly Suit a Range of Buyers from Young Couples, First Time Buyers & Families Alike!
- ▲ The Subject of Recent Upgrading It's Ready to Move Straight Into!
- ▲ Modern Fitted Kitchen
- ▲ West Facing Rear Garden with Lawn & Decking
- ▲ Gas Central Heating with A Potterton Combi Boiler
- ▲ Loft Room Accessible Via the Second Bedroom Loft Hatch
- ▲ Stylish Four Piece Suite Bathroom
- ▲ Separate Lounge & Dining Room
- ▲ Gas & Electric Certificates Are Up to Date

£159,950

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This chain free sale will perfectly suit a range of buyers from young couples, first time buyers and families alike! Having been the subject of recent upgrading it's ready to move straight into!

Notable features include gas central heating with a Potterton combi boiler, modern fitted kitchen, stylish four piece bathroom suite, separate lounge and dining room, west facing rear garden with lawn and decking, loft room accessible via the second bedroom loft hatch, porch, gas and the electric certificates are up to date too.

The property comprises porch, hallway, WC, lounge, dining room and kitchen/breakfast room. On the first floor there are three bedrooms and a bathroom with a four piece suite. Externally there is a rear garden with a lawn and decking.

GROUND FLOOR

ENTRANCE PORCH - With UPVC entrance door.

HALLWAY - 4.5m x 1.6m (14'9" x 5'3")
With vertical radiator and staircase to the first floor.

WC - Comprising close coupled WC, vanity wash hand basin with mixer tap and extractor fan.

LOUNGE - 3.8m x 3.4m (12'6" x 11'2")
With vertical radiator.

DINING ROOM - 4.5m x 3.4m (14'9" x 11'2")
With vertical radiator and French doors open to the rear garden.

KITCHEN - 2.4m x 6.1m (7'10" x 20')
With dove grey shaker design wall, drawer, and floor units, roll edge worktop, electric oven, four ring induction hob with extractor fan, one and a half bowl sink unit with mixer tap, space for washing machine and space for fridge freezer, cast iron style radiator and woodgrain effect laminate flooring.

LOBBY - With composite door to the rear garden.

FIRST FLOOR

LANDING

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

www.michaelpoole.co.uk



WILLIAMS AVENUE, TS5 5EH

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

With vertical radiator.

BEDROOM TWO - 3.8m x 3.4m (12'6" x 11'2")

With vertical radiator and loft access.

BEDROOM THREE - 2.3m x 2.1m (7'7" x 6'11")

With radiator.

BATHROOM - 2.6m x 2m (8'6" x 6'7")

Modern four-piece suite comprising close coupled WC, vanity wash hand basin with mixer tap, bath, corner shower with electric shower, towel radiator and cladded walls.

EXTERNALLY

REAR GARDEN - To the rear there is a fence enclosed west facing garden with lawn and decking.

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/MID250483/05092025

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

TO VIEW: Contact our Middlesbrough office on

Tel: **01642 254222**

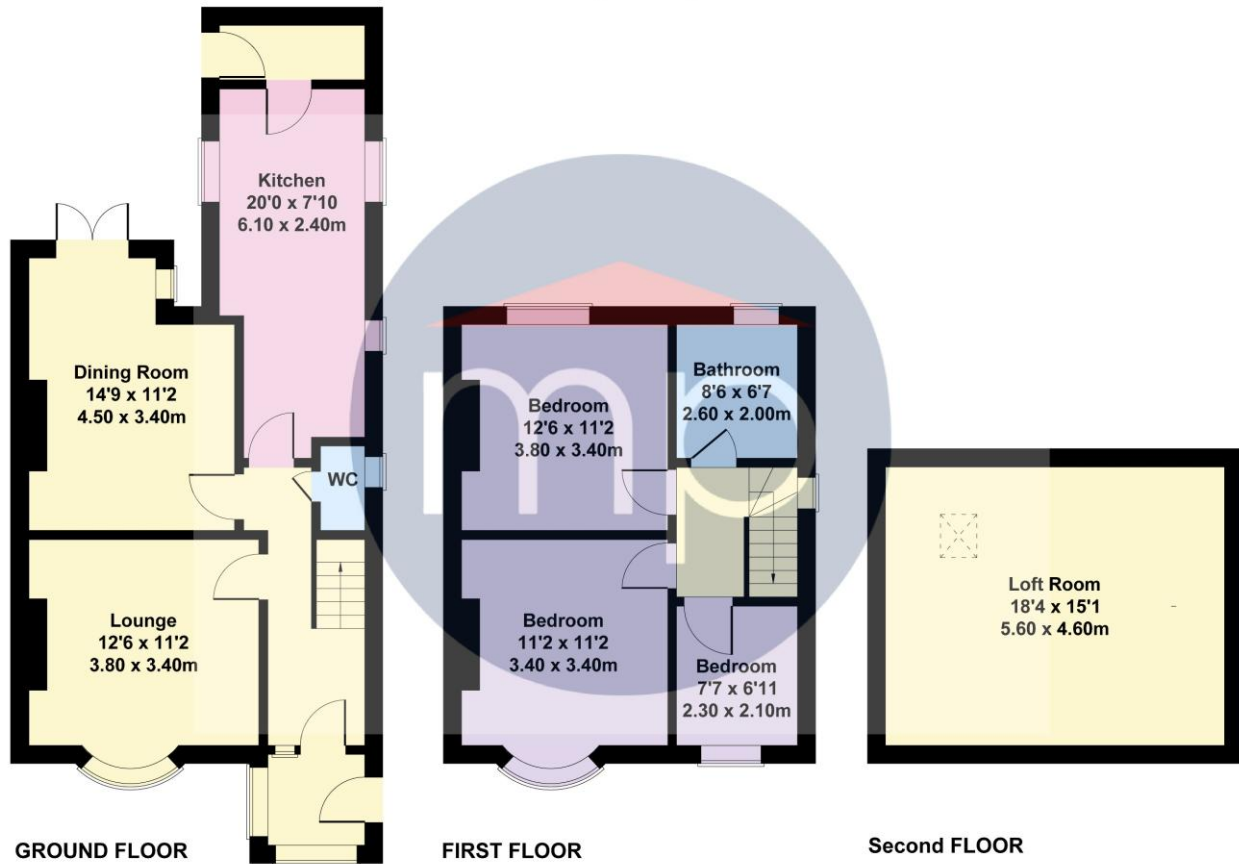


WILLIAMS AVENUE, TS5 5EH



8 Williams Avenue

Approximate Gross Internal Area
1302 sq ft - 121 sq m



Not to Scale. Produced by The Plan Portal 2025
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.



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