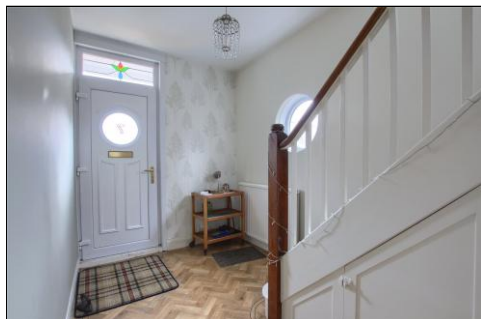


WESTGATE ROAD, LINTHORPE, MIDDLESBROUGH, TS5 5LW



- ▲ Chain Free Sale!
- ▲ Three Bedroom Semi Detached Home
- ▲ Gas Central Heating with A Worcester Bosch Combi Boiler
- ▲ Ideal For First Time Buyers, Young Couples & Families Alike!
- ▲ Bathroom with A Four Piece Suite
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Very Good Decor Throughout
- ▲ Off Street Parking & Detached Garage

£179,950

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Chain free sale! This modern three bedroom semi-detached home is ideal for first time buyers, young couples and families alike!

Notable features include gas central heating with quality Worcester Bosch combi boiler, very good UPVC double glazed windows and exterior doors, off street parking, detached garage, colourful front and rear gardens, modern kitchen and very good decor throughout.

The property comprises entrance hall, lounge, dining room and kitchen. On the first floor there are three bedrooms and a bathroom with a four-piece suite. Externally there is off street parking and access to the garage at the front. To the rear there is a good sized fence enclosed garden.

GROUND FLOOR

ENTRANCE HALL - 4m x 2m (13'1" x 6'7")

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

DINING ROOM - 3.3m x 3.7m (10'10" x 12'2")

With radiator.

LOUNGE - 3.7m x 3.7m (12'2" x 12'2")

With gas fire, radiator and UPVC door to the rear garden.

KITCHEN - 3m x 2m (9'10" x 6'7")

With white wall, drawer, and floor units, woodgrain effect roll edge worktop, electric oven, four ring electric hob, stainless steel sink, integrated under counter fridge, integrated under counter freezer and UPVC door to the rear garden.

FIRST FLOOR

LANDING - With storage cupboard and loft access.

BEDROOM ONE - 3.7m x 3.3m (12'2" x 10'10")

With radiator.

BEDROOM TWO - 3.7m x 3.3m (12'2" x 10'10")

With radiator.

BEDROOM THREE - 2.4m x 2m (7'10" x 6'7")

With radiator.

TO VIEW: Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

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WESTGATE ROAD, TS5 5LW

BATHROOM - 1.7m x 2.4m (5'7" x 7'10")

Comprising close coupled WC, wall mounted wash hand basin with mixer tap, corner shower, bath and chrome towel radiator.

AGENTS REF: - TM/LS/MID250560/03112025

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

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 block paved patio and shrubs.

TO VIEW: Contact our Middlesbrough office on

Tel: **01642 254222**

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.



WESTGATE ROAD, TS5 5LW



7 Westgate Road



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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