

## CAMBRIDGE ROAD, LINTHORPE, MIDDLESBROUGH, TS5 5HL



- ▲ Chain Free Sale
- ▲ Extended Three Bedroom Semi Detached Home
- ▲ Ideal for First Time Buyers, Young Couples & Families Alike!
- ▲ Large Rear Garden

- ▲ Walking Distance of Good Schooling for Both Primary & Secondary, Local Amenities & A66 & A19
- ▲ Large L' Shaped Rear Garden
- ▲ UPVC Double Glazed Windows
- ▲ Off Street Parking & Detached Garage
- ▲ Gas Central Heating with A Modern Combi Boiler

**£235,000**

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Chain free sale!

Ideal for first time buyers, young couples and families alike!

Notable features include extension to the rear, three bedrooms, loft room (not to building regs), ample off street parking, detached garage, large rear garden, kitchen with fitted fridge freeze, dishwasher and washing machine, gas central heating with a modern combi boiler, new roof in recent years and UPVC double glazed windows.

Location wise it is within walking distance of good schooling for both primary and secondary as well as local amenities and connections to the A66 and A19.

The property comprises entrance hall, lounge, L' shaped dining room and kitchen. On the first floor there are three bedrooms and a bathroom. The loft has been converted but is not up to building regs. Externally there is off street parking to the front and to the rear there is a large garden and a detached garage.

#### **GROUND FLOOR**

**ENTRANCE HALL** - With solid hardwood entrance door, three storage cupboards, staircase to the first floor and radiator.

**LOUNGE - 3.6m x 4.4m (11'10" x 14'5")**  
With radiator and electric flame effect fire.

**DINING ROOM - 5.6m x 3m (18'4" x 9'10")**  
With radiator.

**RECEPTION ROOM - 3.6m x 2.8m (11'10" x 9'2")**  
With radiator and sliding door to the rear garden.

**KITCHEN - 3.6m x 2.4m (11'10" x 7'10")**  
With shaker design wall, drawer, and floor units, granite effect roll edge worktop, electric oven, four ring electric hob with integrated extractor fan, one and a half bowl sink unit, integrated fridge freezer, dishwasher and washing machine, radiator, UPVC door to the driveway and woodgrain effect laminate flooring.

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

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## **FIRST FLOOR**

**LANDING** - With radiator and stairs leading to the loft room (not up to regs).

**BEDROOM ONE** - 3.6m x 3.2m (11'10" x 10'6")  
With radiator.

**BEDROOM TWO** - 3m x 3.3m (9'10" x 10'10")  
With radiator and built-in storage cupboard.

**BEDROOM THREE** - 2.3m x 2.3m (7'7" x 7'7")  
With radiator.

**WC** - With WC.

**BATHROOM** - 2.2m x 1.7m (7'3" x 5'7")  
Comprising vanity wash hand basin, bath with electric shower, storage cupboard, white tiled walls and radiator.

**LOFT ROOM** - 3.3m x 2.7m (10'10" x 8'10")  
Not up to building regs.

## **EXTERNALLY**

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

**AGENTS REF:** - TM/LS/MID250627/28012026

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

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Tel: **01642 254222**

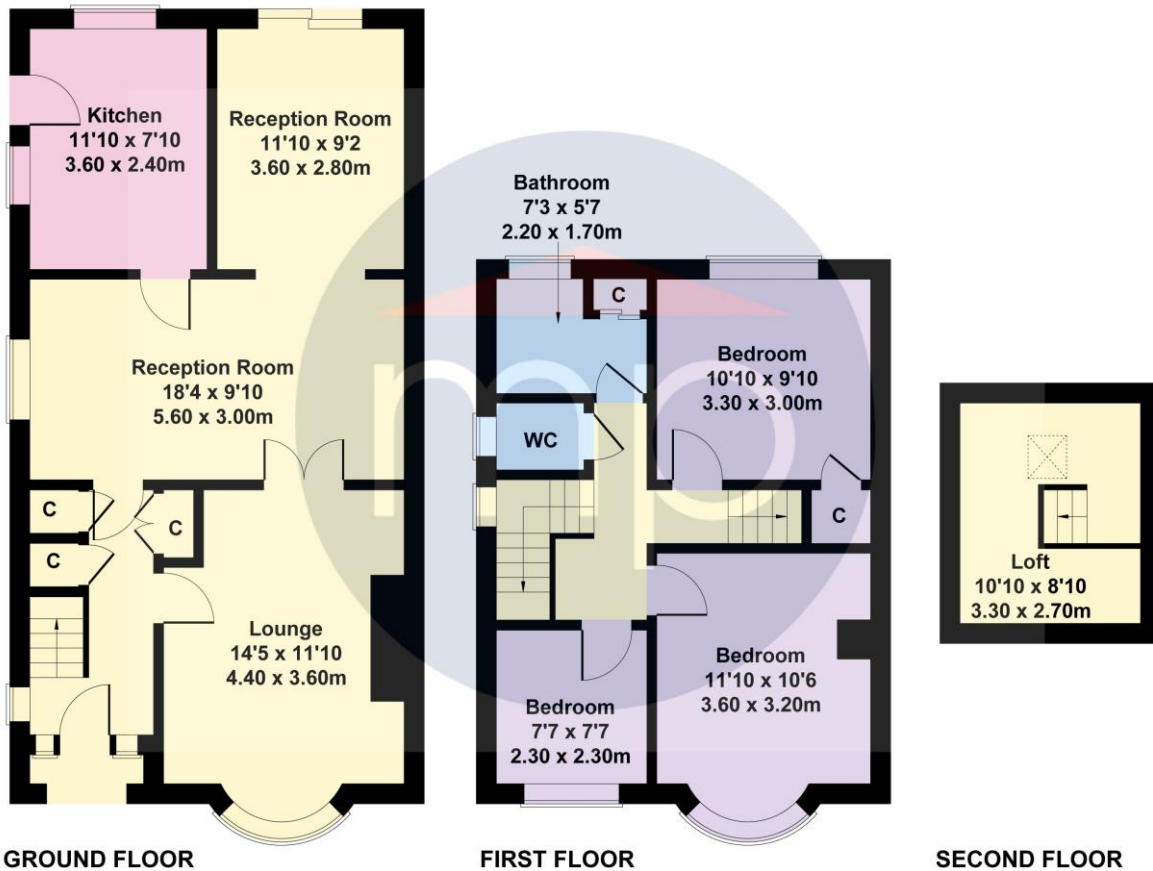


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### 135 Cambridge Road

Approximate Gross Internal Area  
1227 sq ft - 114 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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