

MERLIN ROAD, MIDDLESBROUGH, TS3 8EB



- ▲ Chain Free Sale!
- ▲ Blank Canvas for New Buyers
- ▲ Extended Three Bedroom Semi
- ▲ A Perfect Home for First Time Buyers, Young Couples & Families

- ▲ Bathroom with Four Piece Suite
- ▲ Conservatory
- ▲ Quality Worcester Bosch Combi Boiler
- ▲ Ground Floor WC

£105,000

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Chain free sale!

This extended three bedroom semi offers a perfect home for first time buyers, young couples and families to buy.

In need of some modernisation throughout and is a blank canvas for the new buyers.

The two storey extension offers a larger kitchen, WC and utility area on the ground floor with the first floor having a larger bathroom.

Notable selling points include garage to the rear, conservatory, two reception rooms, gas central heating with a quality Worcester Bosch combi boiler, ground floor WC, bathroom with a four piece suite, three good sized bedrooms and low maintenance rear garden with gated access for parking if needed.

GROUND FLOOR

ENTRANCE PORCH - With UPVC entrance door and connecting UPVC door to ...

LOUNGE - With staircase to the first floor and electric flame effect fire.

DINING ROOM - With UPVC doors to the conservatory.

CONSERVATORY - With UPVC patio door to the rear garden.

KITCHEN - With wall, drawer, and floor units, roll edge worktop, space for large freestanding gas cooker, stainless steel extractor fan, space for fridge freezer, and a one and a half bowl sink unit.

UTILITY ROOM - With space for washing machine and UPVC door to the rear garden.

WC - With low flush WC and wall mounted wash hand basin.

FIRST FLOOR

LANDING - With loft access.

BEDROOM ONE - With two fitted wardrobes.

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BEDROOM TWO

BEDROOM THREE

BATHROOM - With close coupled WC, pedestal wash hand basin, bath, large shower cubicle and chrome towel radiator.

EXTERNALLY

GARDEN & GARAGE - To the rear there is a small enclosed garden with gated access and access to the single garage.

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/MID250637/13082026

Council Tax Band: A **Tenure:** Freehold

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Tel: **01642 254222**

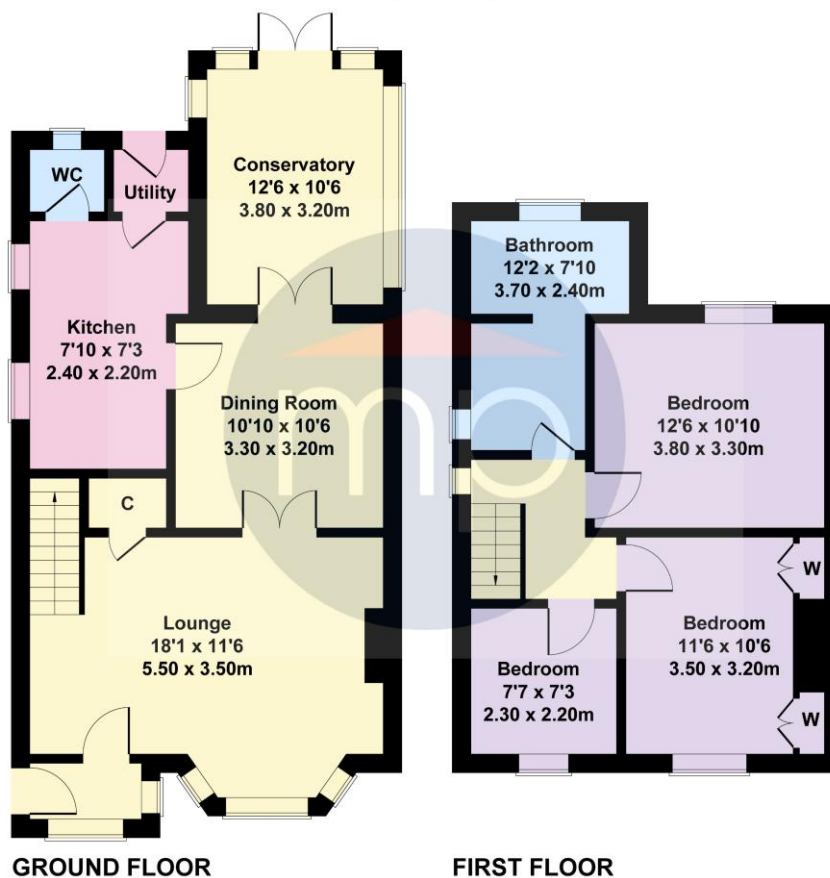


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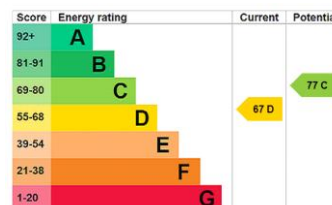
57 Merlin Road

Approximate Gross Internal Area
1141 sq ft - 106 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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