

## DELAMERE ROAD, PARK END, MIDDLESBROUGH, TS3 7EB



- ▲ Three Bedroom Semi Detached Home
- ▲ Lovingly Updated & Modernised in Recent Years
- ▲ Suitable to A Range of Buyers from First Time to Families & Investors
- ▲ Modern Kitchen with Fitted Appliances
- ▲ Walking Distance of Some Good Schooling Making It Attractive for Families!

- ▲ Stylish Bathroom with A Three Piece Suite
- ▲ Off Street Parking on A Concrete Print Driveway
- ▲ Boarded Out Loft Space Accessible Via Drop Down Ladder
- ▲ Gas Central Heating with A Quality Combi Boiler & Updated Electrics
- ▲ Two Reception Rooms

**£114,950**

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This three bedroom semi-detached home has been lovingly updated and modernised in recent years and is sure to be of interest to a range of buyers from first time to families and investors.

Location wise it is within walking distance of some good schooling making it attractive for families!

Notable features include off street parking on a concrete print driveway, modern kitchen with fitted appliances, stylish bathroom with a three-piece suite, three bedrooms, boarded out loft space accessible via drop down ladder, gas central heating with a quality combi boiler, updated electrics and two reception rooms.

The property comprises entrance hall, lounge/diner, second reception room and kitchen. On the first floor there are three bedroom and a family bathroom. The loft room is boarded out and is accessible via a drop down ladder from one of the bedrooms. Externally there is off street parking for multiple cars on a concrete print driveway and to the rear there is a fence enclosed garden with artificial lawn and sheltered decked area.

**GROUND FLOOR**

**ENTRANCE HALL - 2.6m x 2.3m (8'6" x 7'7")**

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

**LOUNGE/DINING ROOM - 6m x 3.5m (19'8" x 11'6")**

With two radiators and patio door to the rear garden.

**DINING ROOM - 2.5m x 3.2m (8'2" x 10'6")**

With radiator.

**KITCHEN - 2.7m x 4.2m (8'10" x 13'9")**

With grey handleless wall, drawer, and floor units, woodgrain effect worktop, electric oven, four ring gas hob with integrated extractor fan, stainless steel sink, space for fridge freezer, washing machine and dryer, radiator, spotlights in the ceiling and UPVC door to the driveway.

**FIRST FLOOR**

**LANDING** - With storage cupboard.

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

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## DELAMERE ROAD, TS3 7EB

### **BEDROOM ONE - 3.2m x 2.5m (10'6" x 8'2")**

With radiator and storage cupboard.

### **BEDROOM TWO - 3.9m x 2m (12'10" x 6'7")**

With radiator.

### **BEDROOM THREE - 3.4m x 2.2m (11'2" x 7'3")**

With radiator and storage cupboard.

### **BATHROOM - 1.9m x 1.6m (6'3" x 5'3")**

Modern white three-piece suite comprising close coupled WC, pedestal wash hand basin with mixer tap, shower bath, tiled walls, extractor fan and chrome towel radiator.

### **LOFT - 2.8m x 3.9m (9'2" x 12'10")**

Accessible via a dropdown ladder in bedroom one, the loft has been boarded out and features a skylight.

### **EXTERNALLY**

**PARKING & GARDEN** - To the front there is off street parking for multiple cars on a concrete print driveway and to the rear there is a fence enclosed garden with artificial lawn and a sheltered decked area.

**AGENTS REF:** - TM/LS/MID250646/13012026

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

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Tel: **01642 254222**

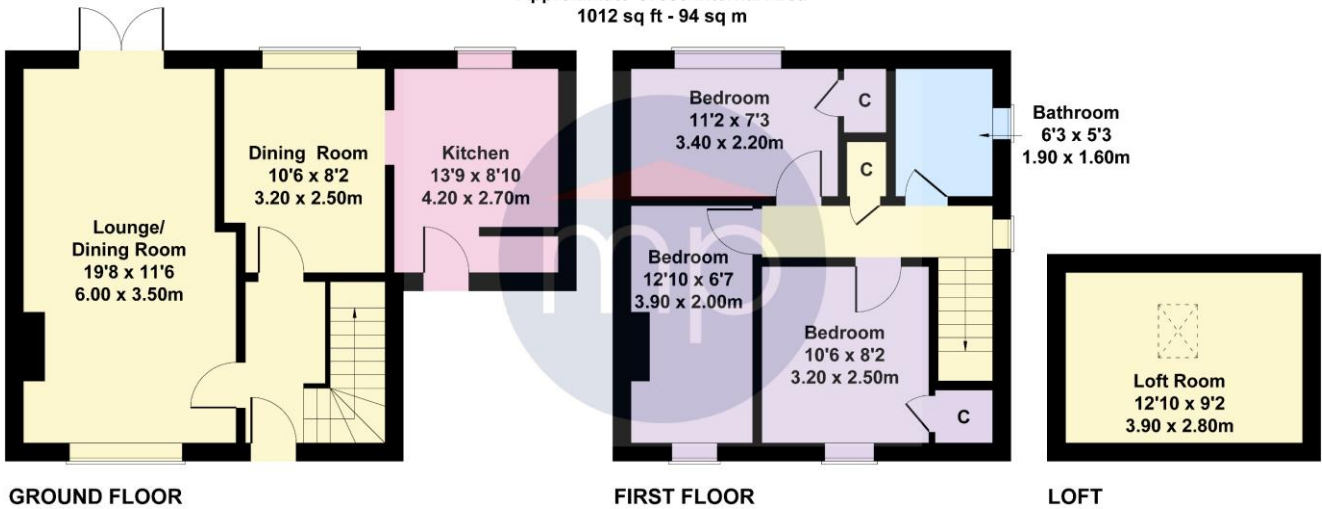


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### 12 Delamere Road

Approximate Gross Internal Area  
1012 sq ft - 94 sq m



Not to Scale. Produced by The Plan Portal 2026  
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