

## DUFTON ROAD, LINTHORPE, MIDDLESBROUGH, TS5 5AW



- ▲ Three Bedroom Semi Detached Home
- ▲ Detached Garage
- ▲ Quality Worcester Bosch Combi Boiler
- ▲ Modern Bathroom
- ▲ Large West Facing Rear Garden

- ▲ Walking Distance to Good Schooling & Access Links into Town, A66 & A19
- ▲ Open Plan Kitchen/Diner
- ▲ Modern Kitchen
- ▲ UPVC Double Glazed Windows
- ▲ Handy Utility & WC

**£170,000**

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This fantastic home offers the living space a growing family need. Perfect for young couples, and families alike!

This three bedroom semi offers a detached garage, off street parking, UPVC double glazed windows, quality Worcester Bosch combi, modern kitchen/diner, smart bathroom, walking distance to good schooling and access links into town, A66 and A19.

The property comprises entrance hall, lounge, kitchen/dining room and utility/WC. On the first floor there are three bedrooms and family bathroom. Externally there is off street parking with access to the garage and to the rear there is a large west facing garden which is ideal for those wanting a large private space.

#### **GROUND FLOOR**

##### **ENTRANCE HALL - 1.8m x 3.6m (5'11" x 11'10")**

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

##### **LOUNGE - 3.7m x 3.4m (12'2" x 11'2")**

With gas fire and radiator.

##### **KITCHEN DINER - 5.7m x 3.7m (18'8" x 12'2")**

With grey shaker design wall, drawer, and floor units, woodgrain effect roll edge worktop, electric oven, four ring induction hob with white splashback tiles and stainless steel extractor fan, one and a half bowl stainless steel sink with mixer tap, integrated dishwasher and microwave, space for fridge freezer, gas fireplace, radiator and patio door to the rear garden.

**UTILITY/WC** - With close coupled WC, pedestal wash hand basin with mixer tap, space for washing machine, space for dryer, chrome towel radiator and UPVC door to the driveway.

#### **FIRST FLOOR**

**LANDING** - With access to the fully boarded loft.

##### **BEDROOM ONE - 3.4m x 3.7m (11'2" x 12'2")**

With radiator.

##### **BEDROOM TWO - 3.4m x 3.4m (11'2" x 11'2")**

With radiator.

**TO VIEW:** Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

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### **BEDROOM THREE - 2.4m x 2.3m (7'10" x 7'7")**

With radiator.

### **BATHROOM - 2.2m x 1.8m (7'3" x 5'11")**

Modern white three-piece suite comprising close coupled WC with hidden cistern, vanity wash hand basin with mixer tap, bath with shower extension, chrome towel radiator and extractor fan.

### **EXTERNALLY**

**PARKING, GARAGE & GARDEN** - To the front there is off street parking for multiple cars on the driveway with gated access to the detached garage. To the rear there is a fence enclosed west facing garden with lawn and patio area.

**AGENTS NOTE:** - We are informed that spray foam loft installation is present at the property, of which we are informed the property may not be suitable for mortgage lending. We would advise any potential purchasers to investigate further with a mortgage broker or lender.

**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.

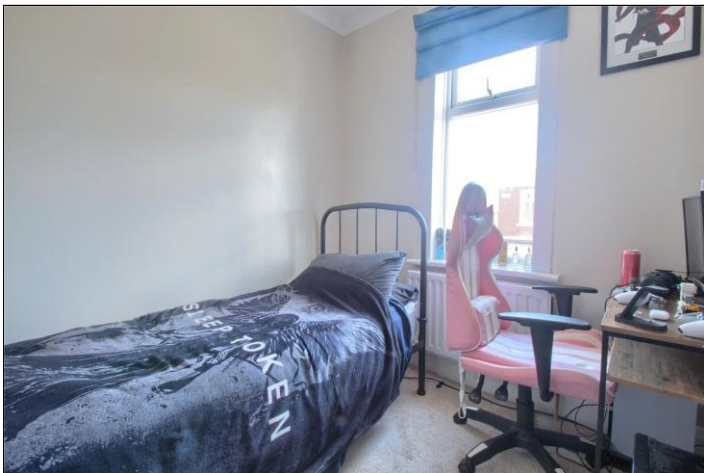
**AGENTS REF:** - TM/LS/MID260013/09042026

**Council Tax Band:** B      **Tenure:** Freehold

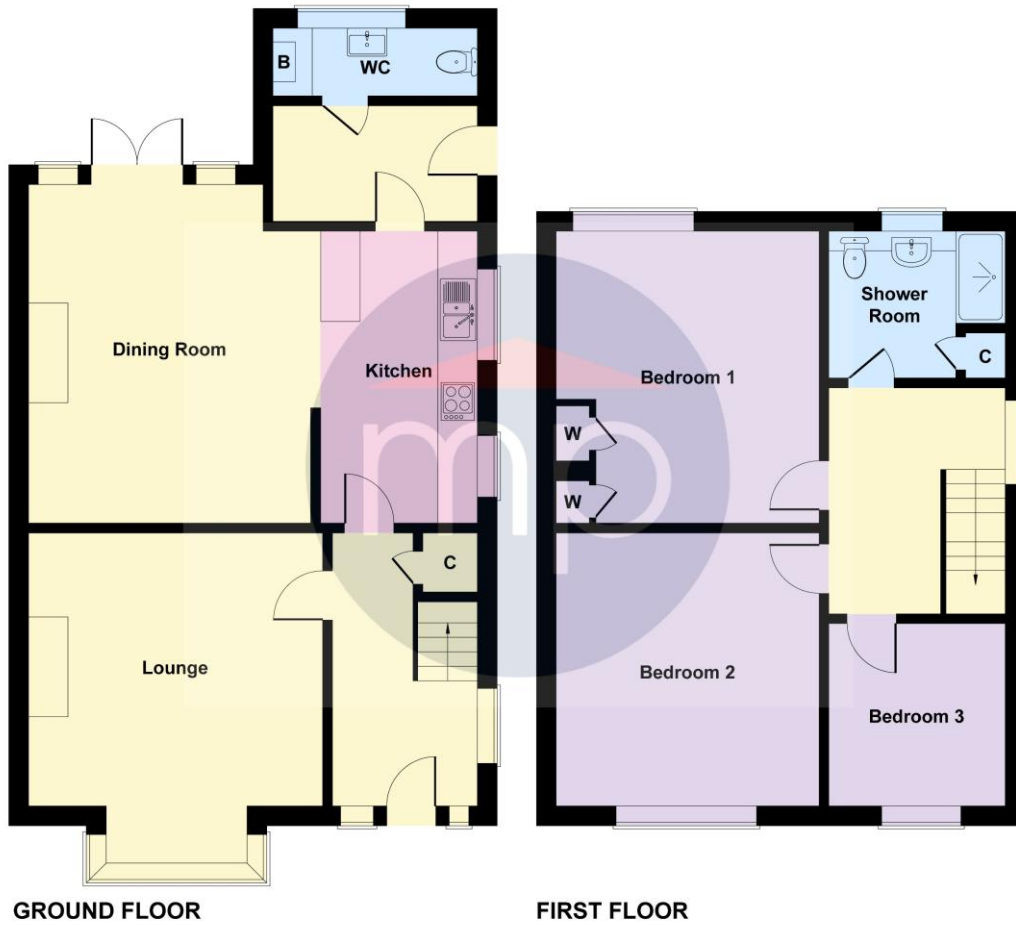
**TO VIEW:** Contact our Middlesbrough office on  
Tel: **01642 254222**



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25 Dufton Road



Not to Scale. Produced by The Plan Portal 2026  
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