

KENMORE ROAD, THORNTREE, MIDDLESBROUGH, TS3 9PB



- ▲ Chain Free Sale!
- ▲ Three Bedroom Property with A Kitchen Extension
- ▲ Gas Central Heating with A Combi Boiler
- ▲ UPVC Double Glazed Windows & External Doors
- ▲ Off Street Parking
- ▲ Good Sized Rear Garden
- ▲ Bathroom with Three Piece Suite

£120,000

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

Notable features include kitchen extension, gas central heating with a combi boiler, off street parking, UPVC double glazed windows and external doors, stylish kitchen, bathroom with a three piece suite and good sized rear garden.

The property comprises entrance hall, lounge, kitchen/diner and ground floor WC. On the first floor there are three bedrooms and a bathroom.

GROUND FLOOR

ENTRANCE HALL

With UPVC entrance door, radiator, staircase to the first floor and woodgrain effect laminate flooring.

LOUNGE - 5.2m x 3.6m (17'1" x 11'10")

With two radiators and gas fire in surround.

KITCHEN - 3.3m x 2.86m (10'10" x 9'5")

With high gloss handleless wall, drawer, and floor units, marble effect worktop, electric oven and grill, four ring gas hob with glass splashback and integrated extractor fan, one and a half bowl stainless steel sink, space for washing machine, space for dryer and space for fridge freezer. UPVC door to the rear garden.

DINING ROOM - 3.4m x 3.3m (11'2" x 10'10")

With radiator.

WC

With WC and wash hand basin.

FIRST FLOOR

LANDING

With loft access and storage cupboard.

BEDROOM ONE - 3.6m x 2.9m (11'10" x 9'6")

With radiator and fitted wardrobes with sliding doors.

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BEDROOM TWO - 3.2m x 3m (10'6" x 9'10")

With radiator and storage cupboard.

BEDROOM THREE - 3.4m x 2.1m (11'2" x 6'11")

With radiator and built-in storage cupboard.

BATHROOM - 1.8m x 1.7m (5'11" x 5'7")

Comprising close coupled WC, pedestal wash hand basin, bath and chrome towel radiator.

EXTERNALLY

PARKING & GARDEN

To the front there is off street parking for multiple cars and to the rear there is a fence enclosed garden with lawn and patio.

SERVICES

We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

AGENTS REF: - TM/LS/MID260029/17022026

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

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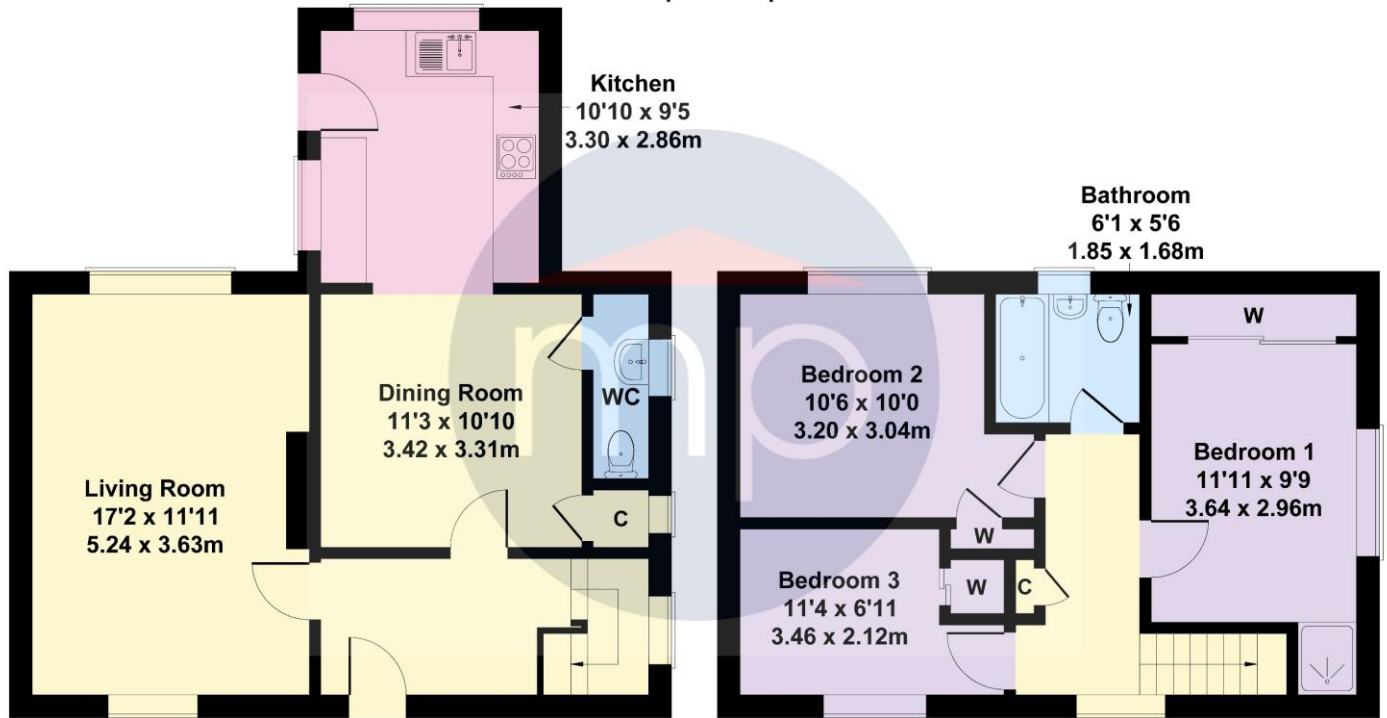


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current market

8 Kenmore Road

Approximate Gross Internal Area
1023 sq ft - 95 sq m



GROUND FLOOR

FIRST FLOOR

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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