

MIDDLEBECK CLOSE, MIDDLESBROUGH, TS3 8RG



- ▲ A Very Modern 'Gleeson' Built Semi Detached House with Two Bedrooms
- ▲ Can Be Sold with Most of the Furniture, Kitchen Appliances & is a Brilliant First Time Starter Home
- ▲ Attractive Rear Garden with a Private Patio

- ▲ Several Years Still Remaining on NHBC Builders Warranty
- ▲ Modern Grey Composite Front Door, UPVC Double Glazing & Combi Boiler
- ▲ Lounge, Handy Downstairs Toilet & Kitchen/Diner with Smart Modern Units

£115,000

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A brilliant starting point for first time buyers, this very modern 'Gleeson' built semi-detached house with two bedrooms is a simple chain free sale.

Other notable features include UPVC double glazing, central heating with a combi boiler and off street parking and fresh interior.

The whole place is nicely decorated and comprises entrance hall with a modern grey composite front door, lounge, kitchen/diner with smart modern units and there is a useful downstairs toilet. The first floor has two bedrooms and bathroom with a white suite. Outside, there is parking for a couple of cars and an attractive rear garden with private patio.

GROUND FLOOR

ENTRANCE HALL - Grey composite entrance door with double glazed insert, staircase to the first floor, woodgrain effect laminate flooring and radiator.

LOUNGE - 4.6m x 3.0m (15'1" x 9'10")
With radiator and woodgrain effect laminate flooring.

KITCHEN DINER - 4.1m x 2.4m (13'5" x 7'10")
With oak effect wall, drawer, and floor units, oak block effect roll edge worktop, sink with mixer tap, drainer and splashback tiles, electric oven, four ring gas hob with stainless steel extractor fan, space for washing machine, space for fridge freezer, radiator and space for dining table.

WC - White suite comprising close coupled WC, wash hand basin and radiator.

FIRST FLOOR

LANDING - With loft access and radiator.

BEDROOM ONE - 3.1m (10'2") x 3.1m (10'2") increasing to 4.1m (13'5")
With radiator.

BEDROOM TWO - 3.9m x 2.2m (12'10" x 7'3")
With radiator.

BATHROOM - White three-piece suite comprising close coupled WC, pedestal wash hand basin, bath with shower attachment, extractor fan, tiled walls and lino flooring.

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

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EXTERNALLY

GARDENS & PARKING - To the front there is an open plan lawned garden and a gravelled driveway to the side with parking for two cars. To the rear there is a fence enclosed garden with lawn and patio.

AGENTS REF: - TM/LS/MID260040/30012026

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

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current market



GROUND FLOOR
APPROX. FLOOR
AREA 306 SQ.FT.
(28.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 307 SQ.FT.
(28.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 613 SQ.FT. (57.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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