

WESTMINSTER ROAD, LINTHORPE, MIDDLESBROUGH, TS5 6NA



- ▲ Ideal For First Time Buyers, Young Couples & Families Alike
- ▲ Modern Kitchen
- ▲ Two Reception Rooms
- ▲ UPVC Double Glazed Windows & Composite Front Door

- ▲ Walking Distance to Some Good Schooling & Local Amenities
- ▲ Gas Central Heating
- ▲ Private Rear Garden
- ▲ Three Good Sized Bedrooms

£145,000

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Sure to be of interest to a range of buyers from first time to families, this three bedroom semi will be well suited to all!

Notable features of the property include gas central heating, modern kitchen, two reception rooms, three good sized bedrooms, private rear garden, UPVC double glazed windows and composite front door and walking distance to some good schooling and local amenities.

The property comprises entrance hall, lounge, dining room and kitchen. On the first floor there are three bedrooms and a family bathroom. Externally there is a small garden to the front and a good sized private garden to the rear with lawn.

GROUND FLOOR

ENTRANCE HALL

With navy blue composite entrance door, staircase to the first floor and radiator.

LOUNGE - 4.5m x 3.9m (14'9" x 12'10")

With electric flame effect fire and two radiators.

DINING ROOM - 5.5m x 2.4m (18'1" x 7'10")

With radiator and built-in storage cupboard.

KITCHEN - 2.3m x 4.1m (7'7" x 13'5")

With shaker design wall, drawer, and floor units, wood block effect roll edge worktop, space for freestanding four ring electric cooker, stainless steel sink, duck egg splashback tiles, space for fridge freezer and washing machine, radiator and UPVC door to the rear garden.

FIRST FLOOR

LANDING - With access to the partly boarded loft space via a dropdown ladder.

BEDROOM ONE - 3.9m x 3m (12'10" x 9'10")

With radiator.

BEDROOM TWO - 2.4m x 3.0m (7'10" x 9'10")

With radiator and storage cupboard.

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BEDROOM THREE - 2.9m x 2.4m (9'6" x 7'10")

With radiator and built-in storage cupboard.

BATHROOM - 2.4m x 1.8m (7'10" x 5'11")

Comprising close coupled WC, pedestal wash hand basin, bath with electric shower unit, tiled walls, radiator and extractor fan.

EXTERNALLY

GARDENS

To the front there is a small garden and to the rear there is a fence enclosed garden with lawn and patio.

AGENTS REF: - TM/LS/MID260045/11022026

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

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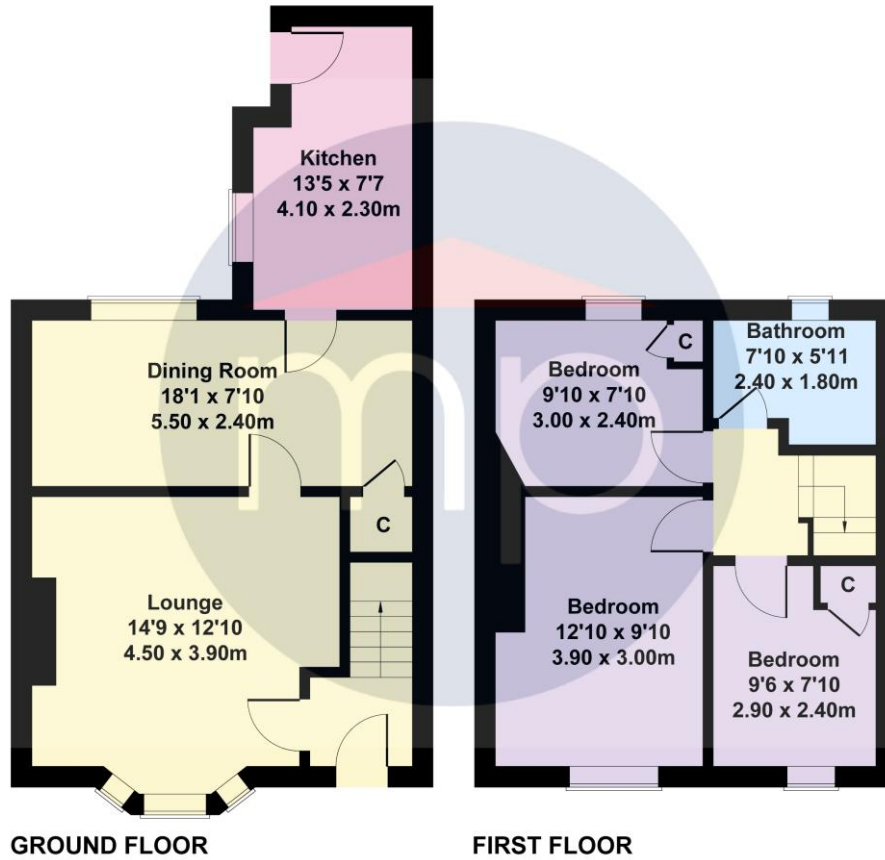


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12 Westminster Road

Approximate Gross Internal Area
872 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2026
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