

KINGS ROAD, LINTHORPE, MIDDLESBROUGH, TS5 5AL



- ▲ Chain Free Sale
- ▲ Sure To Be of Particular Interest to Young Families & First Time Buyers
- ▲ A Modernised & Improved Inner Terrace House with Three Bedrooms & A Very Useful Loft Room
- ▲ Pleasantly Positioned Off Burlam Road & Within Close Walking Distance of Linthorpe Community Primary School
- ▲ Retailed Main Roof
- ▲ Courtyard Style Rear Garden with Decked Patio
- ▲ Ideal Logic Combi Boiler
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Smart Modern Kitchen with White High Gloss Units
- ▲ Bathroom with Modern White Suite

£109,950

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Fresh out of a program of refurbishment and redecoration work, this traditional Linthorpe terrace house with three bedrooms has a fresh, crisp interior that is certain to appeal to young couples and first time buyers.

It's a chain free sale and has the bonus of a retiled main roof, courtyard style rear garden with a decked patio, central heating with an Ideal Logic combi boiler and modern contemporary radiators and UPVC double glazed windows and exterior doors.

Comprising entrance hall, front lounge with a modern coal effect electric fire, rear sitting/dining room with French doors onto the rear courtyard garden and kitchen with smart modern white high gloss cabinets. The first floor has three bedrooms and bathroom with a modern white suite. A fitted staircase in bedroom three leads up to a useful loft conversion which has been utilised in the past as an occasional bedroom/teenagers' room.

GROUND FLOOR

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

LOUNGE - 4.3m x 3.5m (14'1" x 11'6")

With radiator and woodgrain effect laminate flooring.

DINING ROOM - 5.2m x 2.3m (17'1" x 7'7")

With radiator and French doors open to the rear garden.

KITCHEN - 2.8m x 2.5m (9'2" x 8'2")

With white high gloss handleless wall, drawer, and floor units, roll edge worktop, electric oven, four ring electric hob, sink unit, space for fridge freezer and washing machine, and UPVC door to the rear garden.

FIRST FLOOR

LANDING - With radiator.

BEDROOM ONE - 3.3m x 3m (10'10" x 9'10")

With radiator.

BEDROOM TWO - 3m x 2.9m (9'10" x 9'6")

With radiator.

TO VIEW: Tel: **01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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BEDROOM THREE - 2.1m (6'11") x 1.5m (4'11") increasing to 2m (6'7")

With radiator and door opening to a fitted staircase leading to the loft room (no regs).

BATHROOM - Comprising close coupled WC, vanity wash hand basin with mixer tap, bath with shower extension, radiator and clad walls.

LOFT ROOM - 4.8m x 3.5m (15'9" x 11'6")

The loft room has been cleverly converted to create some useful additional storage space which has been utilised previously as a bedroom/teenager's room but there is no regs so can not be classed as a bedroom. There is a rear facing roof light window, radiator and eaves storage.

EXTERNALLY

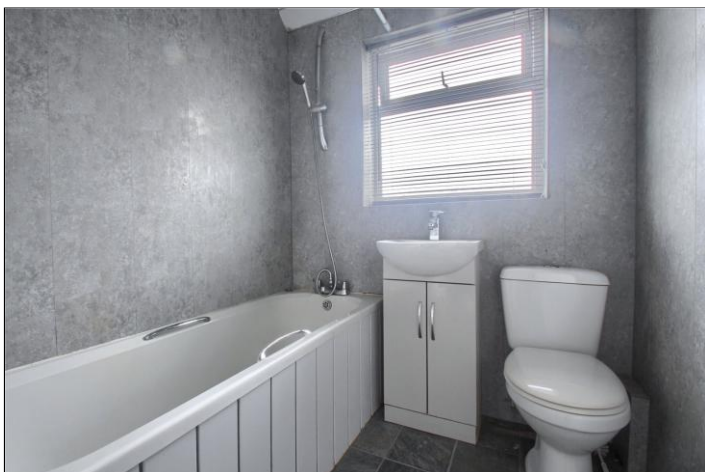
To the front there is a small garden and to the rear there is a rear yard with decking and alleyway access.

AGENTS REF: - TM/LS/MID260114/25022026

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

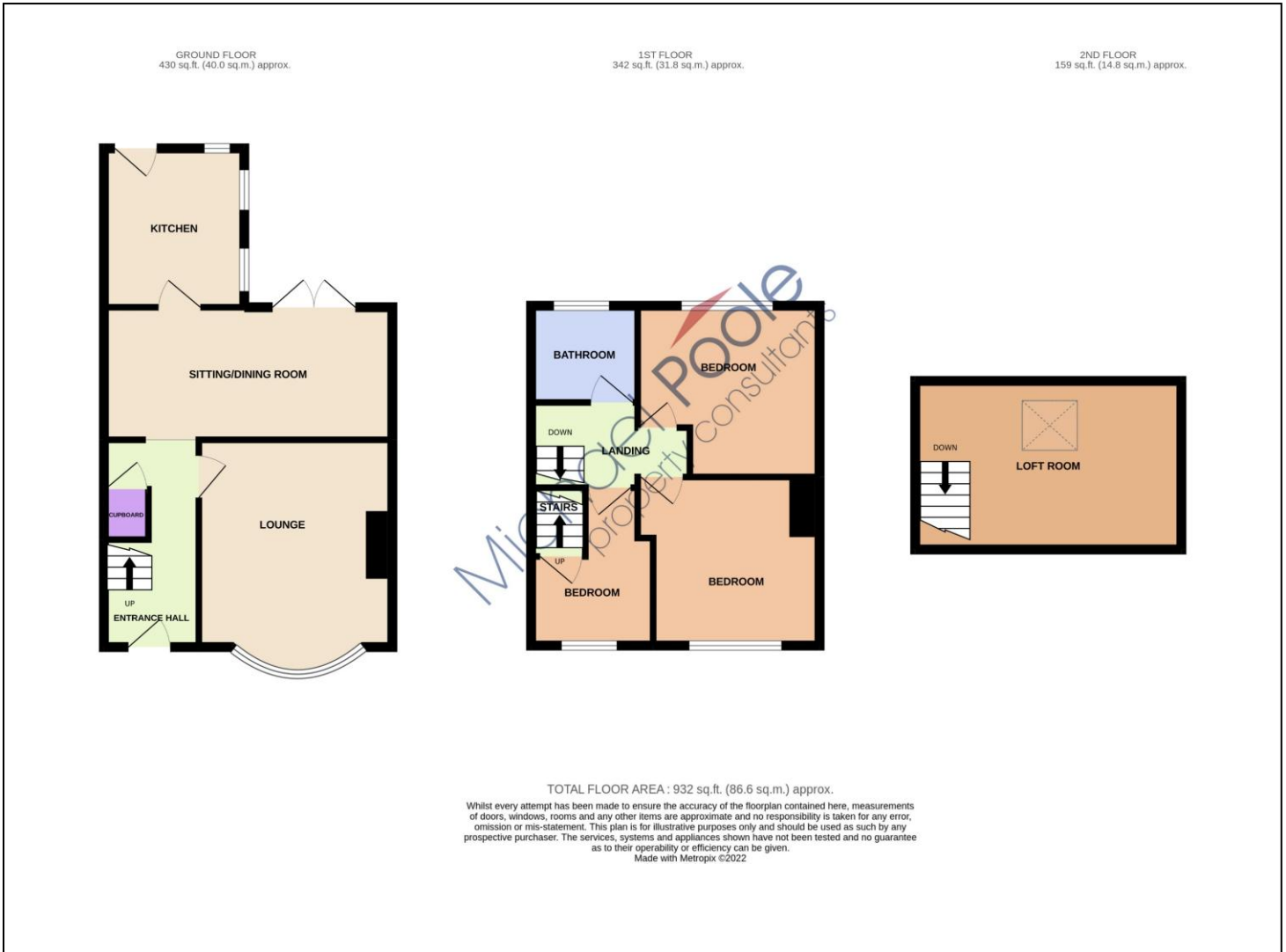
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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