

## CALVERLEY ROAD, MIDDLESBROUGH, TS3 9LQ



- ▲ Chain Free Sale!
- ▲ Great Starting Point for First Time Buyers, Young Couples & Investors Alike!
- ▲ Large Garden
- ▲ Good Modern Kitchen/Diner

- ▲ Walking Distance to Good Schooling & Shops
- ▲ UPVC Double Glazed Windows
- ▲ Gas Central Heating with A Combi Boiler

**£102,500**

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Chain free sale! This three bedroom home offers a perfect starting point for first time buyers, young couples and families alike!

Notable features include modern kitchen/diner, ample on street parking in the area, bathroom with a three piece suite, gas central heating with a combi boiler, UPVC double glazed windows, and is within walking distance to good schooling and shops.

The property comprises entrance hall, lounge and kitchen/diner. On the first floor there are three bedrooms and a bathroom. Externally there is a large rear garden.

**GROUND FLOOR**

**ENTRANCE HALL - 4.0m x 1.8m (13'1" x 5'11")**  
With UPVC entrance door, radiator and staircase to the first floor.

**LOUNGE - 3.7m x 4m (12'2" x 13'1")**  
With radiator, woodgrain effect laminate flooring and sliding door to the rear garden.

**KITCHEN DINER - 5.7m x 3m (18'8" x 9'10")**  
With white wall, drawer, and floor units, roll edge worktop, space for freestanding five ring gas cooker, one and a half bowl stainless steel sink with mixer tap, space for fridge freezer and washing machine, and radiator.

**FIRST FLOOR**

**LANDING**  
With storage cupboard and loft access via a dropdown ladder.

**BEDROOM ONE - 3.8m x 3m (12'6" x 9'10")**  
With radiator and built-in storage cupboard.

**BEDROOM TWO - 3.5m x 3.1m (11'6" x 10'2")**  
With radiator and built-in storage cupboard.

**BEDROOM THREE - 2.5m x 2.4m (8'2" x 7'10")**  
With radiator.

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

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**BATHROOM - 1.6m x 1.7m (5'3" x 5'7")**

Comprising close coupled WC, pedestal wash hand basin with mixer tap, bath and radiator.

**EXTERNALLY**

**GARDENS**

Small enclosed front garden and the rear garden is fence enclosed with lawn and patio area.

**AGENTS REF:** - TM/LS/MID260130/22042026

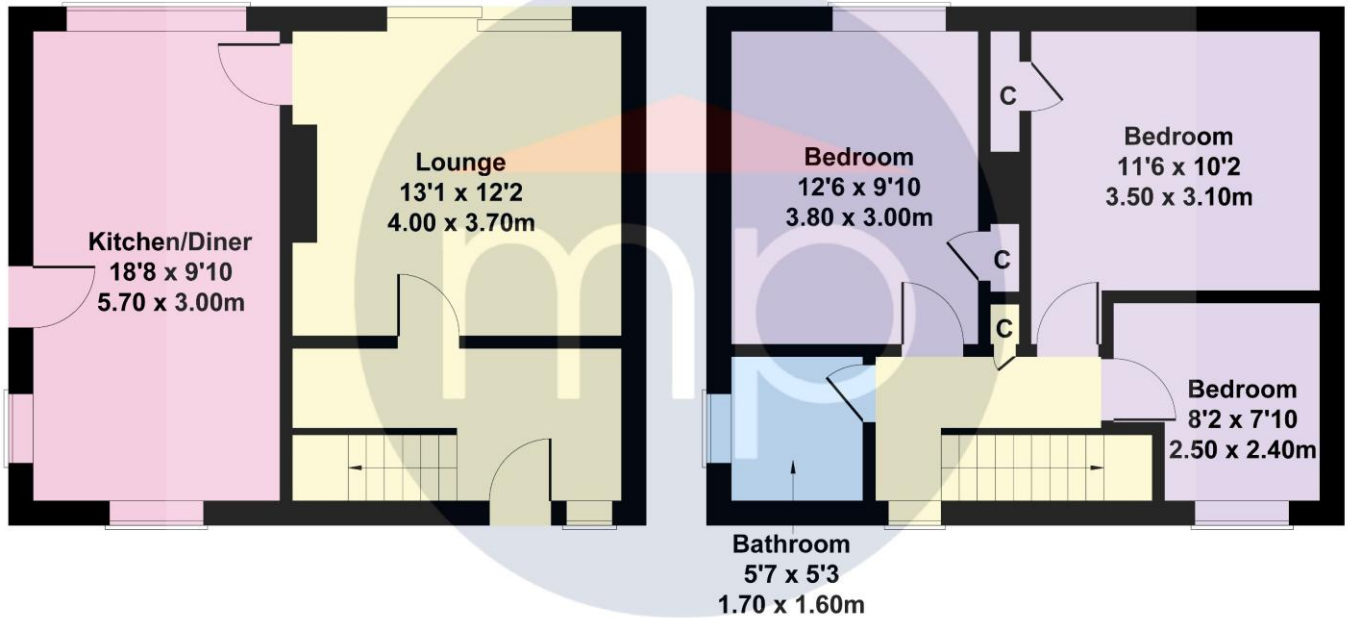
**Council Tax Band:** A      **Tenure:** Freehold

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Tel: **01642 254222**



## 31 Calverley Road

Approximate Gross Internal Area  
872 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2026  
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