

VENTNOR ROAD, LINTHORPE, MIDDLESBROUGH, TS5 6DU



- ▲ Chain Free Sale!
- ▲ Large Rear Garden
- ▲ Modern Three Bedroom Mid Terrace Home
- ▲ Walking Distance to Linthorpe Village, Local Amenities & Good Schooling!
- ▲ Gas Central Heating with A Recently Installed Modern Combi Boiler
- ▲ Kitchen with White Units
- ▲ Freshly Decorated & Recarpeted
- ▲ Stylish Bathroom with A Four Piece Suite

£145,000

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A modern three bedroom mid terrace home that offers a simple chain free sale!

Notable features include gas central heating with a recently installed modern combi boiler, kitchen with white units, freshly decorated and recarpeted, stylish bathroom with a four piece suite, large rear garden, and is in walking distance to Linthorpe village, local amenities and good schooling!

The property comprises entrance hall, lounge, dining room, kitchen and small conservatory. On the first floor there are three bedrooms and a bathroom.

GROUND FLOOR

ENTRANCE HALL - Solid hardwood entrance door, radiator and staircase to the first floor.

LOUNGE - 3.8m x 3.4m (12'6" x 11'2")
With radiator and woodgrain effect laminate flooring.

DINING ROOM - 4.1m x 3.5m (13'5" x 11'6")
With radiator and woodgrain effect laminate flooring.

KITCHEN - 2.7m x 1.9m (8'10" x 6'3")

With white high gloss wall, drawer, and floor units, roll edge worktop, electric oven, four ring electric hob with stainless steel extractor fan, stainless steel sink and space for fridge freezer.

CONSERVATORY - 1.8m x 2.2m (5'11" x 7'3")

With UPVC door to the rear garden and plumbing for washing machine.

FIRST FLOOR

LANDING - With loft access.

BEDROOM ONE - 4m x 3.1m (13'1" x 10'2")
With radiator.

BEDROOM TWO - 3.3m x 3.3m (10'10" x 10'10")
With radiator.

BEDROOM THREE - 2.4m x 2.1m (7'10" x 6'11")
With radiator.

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BATHROOM - 2.6m x 2.2m (8'6" x 7'3")

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

EXTERNALLY

GARDENS - To the front there is a small garden and to the rear there is an enclosed garden with patio, lawn and gated access to the rear alleyway.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - TM/LS/MID260132/02042026

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

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Tel: **01642 254222**



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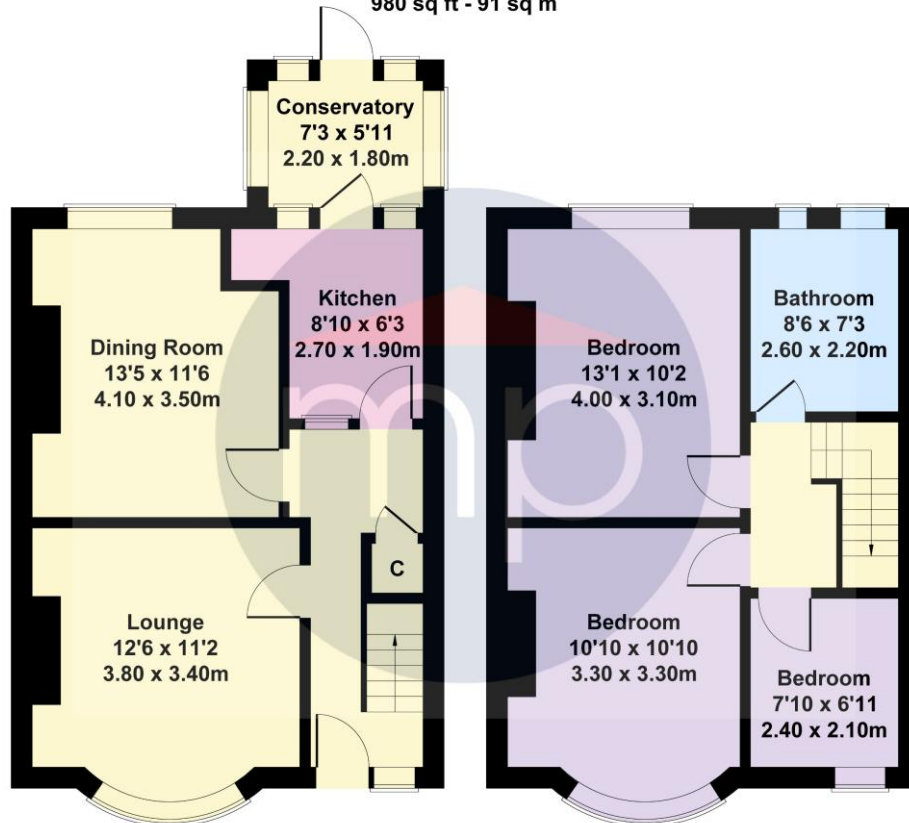
A photograph of the storefront for Michael Poole property consultants. The sign above the entrance reads "Michael Poole property consultants" in blue neon. The windows display various property listings and information.

Do you have a property you need to sell **before** you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

12 Ventnor Road

Approximate Gross Internal Area
980 sq ft - 91 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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