

## TRANSPORTER WAY, MIDDLESBROUGH, TS4 2GD



- ▲ An Excellent Modern Taylor Wimpey Built Semi Detached House
- ▲ Chain Free Sale
- ▲ Off Street Parking to the Front
- ▲ Really Nicely Positioned on a Good Sized Plot with a Rear Garden
- ▲ A Brilliant Starting Point for Young Families & First Time Buyers

- ▲ James Cook University Hospital & Teesside University Campus are Within Easy Reach
- ▲ Front Breakfast/Kitchen with Modern Style Units & Rear Lounge/Diner with French Doors
- ▲ Gas Central Heating with a Combi Boiler

**£140,000**

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This modern Taylor Wimpey built semi-detached house is a perfect starting point for first time buyers or a young family.

It is pleasantly positioned with parking to the front, James Cook University Hospital, Teesside University Campus and Middlesbrough Town Centre are all within easy reach and there is a multitude of other useful facilities and amenities close by.

Very briefly the accommodation comprises entrance hall with a handy downstairs toilet, breakfast/kitchen with smart modern style units and rear lounge/diner with French doors. The first floor has three bedrooms and bathroom.

As you'd expect, the property has central heating with a combi boiler, UPVC double glazing and a composite entrance door.

### **GROUND FLOOR**

#### **ENTRANCE HALL**

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

#### **WC**

With close coupled WC, pedestal wash hand basin, radiator and tiled flooring.

#### **KITCHEN - 2.1m x 3.1m (6'11" x 10'2")**

With cream wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with stainless steel splashback and integrated extractor fan, stainless steel sink, space for fridge freezer and washing machine, radiator and tiled flooring.

#### **LOUNGE/DINER - 4.4m (14'5") reducing to 3.4m (11'2") x 4.3m (14'1")**

With radiator, storage cupboard and French doors open to the rear garden.

### **FIRST FLOOR**

#### **LANDING**

With loft access and storage cupboard.

#### **BEDROOM ONE - 3.7m x 2.3m (12'2" x 7'7")**

With radiator.

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

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## **BEDROOM TWO - 2.4m x 2.8m (7'10" x 9'2")**

With radiator.

## **BEDROOM THREE - 2.2m x 2m (7'3" x 6'7")**

With radiator.

## **BATHROOM - 2m x 1.8m (6'7" x 5'11")**

Comprising close coupled WC, pedestal wash hand basin, bath, radiator, extractor fan and tiled flooring.

## **EXTERNALLY**

### **PARKING & GARDEN**

To the front there is off street parking and to the rear there is a good size fence enclosed garden with lawn, patio and decked area.

**AGENTS REF:** - TM/LS/MID260149/13032026

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

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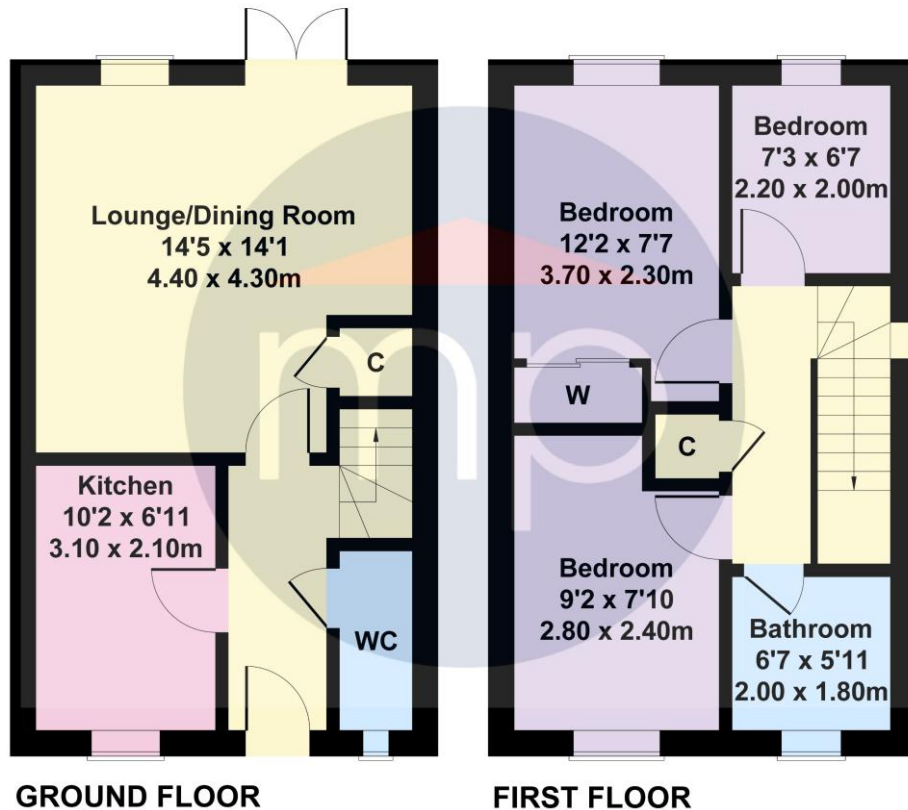


TRANSPORTER WAY, TS4 2GD



# 12 Transporter Way

Approximate Gross Internal Area  
710 sq ft - 66 sq m



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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