

## CRATHORNE CRESCENT, WEST LANE, MIDDLESBROUGH, TS5 4PE



- ▲ Three Bedroom Terraced Property
- ▲ Chain Free Sale
- ▲ Ideal for Young Couples, First Time Buyers or Buy to Let Investors
- ▲ Gas Central Heating with Modern Combi Boiler

- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Private Rear Garden
- ▲ Open Plan Lounge/Diner

**£99,950**

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A three bedroom mid terrace available as a chain free sale. Ideal for first time buyers, young couples and investors alike.

Featuring gas central heating with a modern combi boiler, UPVC double glazed windows and exterior doors, private rear garden, open plan lounge/diner and three bedrooms.

The property comprises porch, hallway, lounge/dining room and kitchen. On the first floor there are three bedrooms and a bathroom.

**GROUND FLOOR**

**ENTRANCE PORCH**

With UPVC entrance door.

**HALLWAY**

With staircase to the first floor and radiator.

**LOUNGE - 3.3m x 3.6m (10'10" x 11'10")**

With radiator and gas fire.

**DINING ROOM - 5.1m x 2.7m (16'9" x 8'10")**

With radiator.

**KITCHEN - 3.1m x 1.9m (10'2" x 6'3")**

With wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob, one and a half bowl stainless steel sink, space for washing machine, space for under counter fridge and freezer, radiator and UPVC door to the rear garden.

**FIRST FLOOR**

**LANDING**

With loft access.

**BEDROOM ONE - 3.3m x 3.2m (10'10" x 10'6")**

With radiator, storage cupboard and fitted wardrobes.

**BEDROOM TWO - 3m x 3.2m (9'10" x 10'6")**

With radiator.

**BEDROOM THREE - 2.3m x 1.8m (7'7" x 5'11")**

With radiator.

**BATHROOM - 1.7m x 1.8m (5'7" x 5'11")**

Three-piece suite comprising close coupled WC, pedestal wash hand basin, bath and radiator.

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

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## **EXTERNALLY**

### **GARDENS**

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

**AGENTS REF:** - TM/LS/MID260166/18032026

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

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Tel: 01642 254222

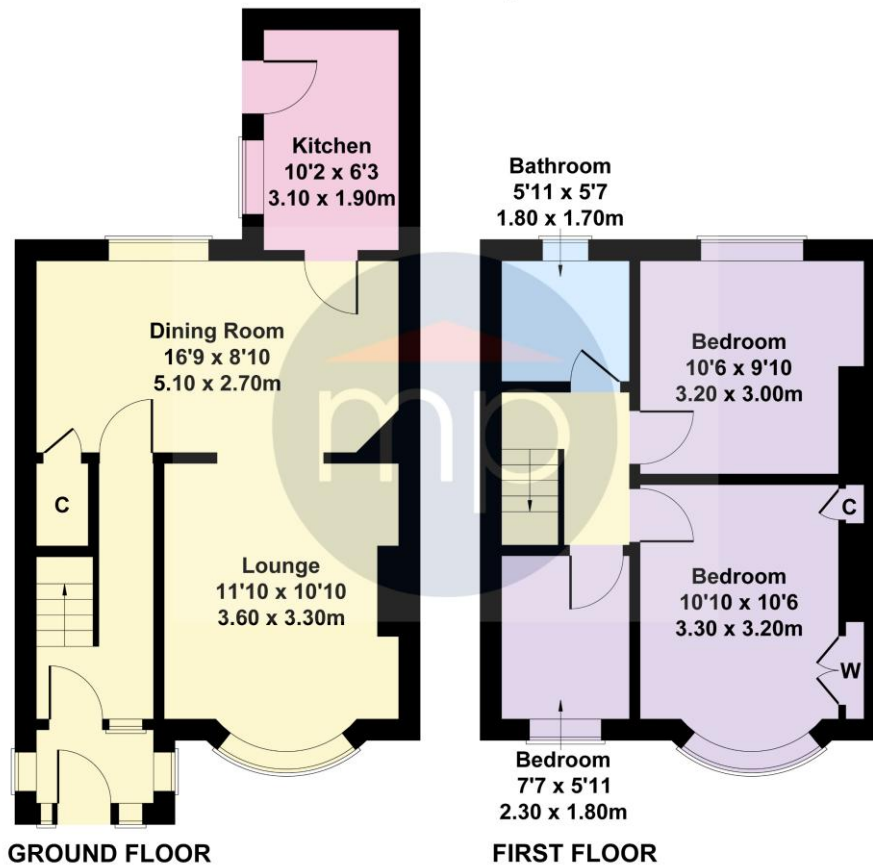


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### 53 Crathorne Crescent

Approximate Gross Internal Area  
807 sq ft - 75 sq m



Not to Scale. Produced by The Plan Portal 2026  
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