

## 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

**£85,000**

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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.

### **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/MID260166/18032026

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

**TO VIEW:** Contact our Middlesbrough office on

Tel: **01642 254222**

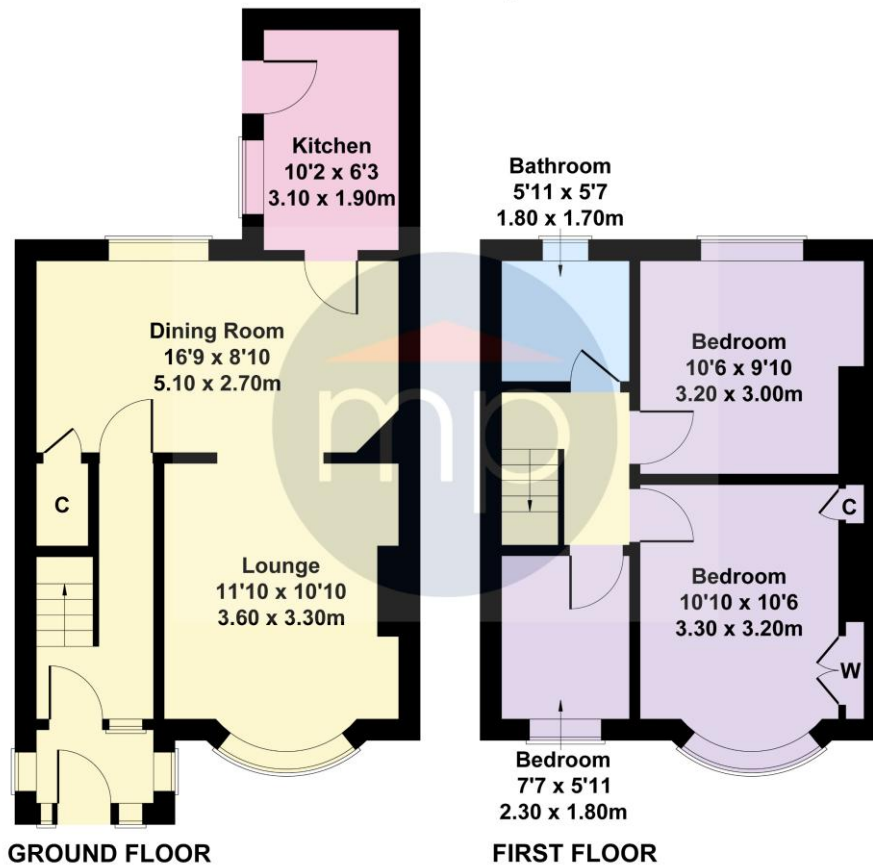


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### 53 Crathorne Crescent

Approximate Gross Internal Area  
807 sq ft - 75 sq m



Not to Scale. Produced by The Plan Portal 2026  
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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