

BIRCHGATE ROAD, LINTHORPE, MIDDLESBROUGH, TS5 5NR



- ▲ Chain Free Sale!
- ▲ Corner Plot Three Bedroom Two Reception Room Bungalow
- ▲ Private Small Rear Garden
- ▲ It's A Blank Canvas for Someone to Create Their Perfect Home

- ▲ Gas Central Heating with A Modern Combi Boiler
- ▲ Converted Garage into A Useful Room Accessible Via the Garden

£195,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This chain free sale offers a corner plot three bedroom, two reception room bungalow with a private small rear garden.

Perfect for someone looking to downsize into a home that doesn't have to compromise on space. It's a blank canvas for someone to create their perfect home.

features include three bedrooms, two reception rooms, gas central heating with a modern combi boiler, converted garage into a useful room accessible via the garden and it is in a great location.

The property comprises entrance hall, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally the front and side garden are enclosed with a high brick wall with iron fencing. To the rear there is an enclosed private garden with access to the converted garage.

GROUND FLOOR

ENTRANCE HALL

With solid hardwood entrance door and radiator.

LOUNGE - 3.6m x 4.1m (11'10" x 13'5")

With radiator.

DINING ROOM - 4.1m x 3.3m (13'5" x 10'10")

With radiator and solid hardwood door to the rear garden.

KITCHEN - 3.7m x 2.4m (12'2" x 7'10")

With white wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with stainless steel extractor fan, one and a half bowl stainless steel sink, space for washing machine, and integrated under counter fridge and under counter freezer.

BEDROOM ONE - 3.6m x 4.6m (11'10" x 15'1")

With radiator.

BEDROOM TWO - 3.3m x 2.4m (10'10" x 7'10")

With radiator.

BEDROOM THREE - 2.4m x 2.4m (7'10" x 7'10")

With radiator.

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

www.michaelpoole.co.uk



BIRCHGATE ROAD, TS5 5NR

BATHROOM - 2.2m x 2.4m (7'3" x 7'10")

Comprising close coupled WC, pedestal wash hand basin, bath, radiator, loft access and tiled walls and floor.

AGENTS REF: - TM/LS/MID260198/21042026

Council Tax Band: C **Tenure:** Freehold

EXTERNALLY

GARDENS

To the front and side there is a brick and fence enclosed garden and to the rear there is a private enclosed garden.

TO VIEW: Contact our Middlesbrough office on

Tel: **01642 254222**

MULTIUSE ROOM/CONVERTED GARAGE - 4.9m x 2.9m (16'1" x 9'6")

Accessed via the garden.

BUYERS IDENTIFICATION CHECK(S)

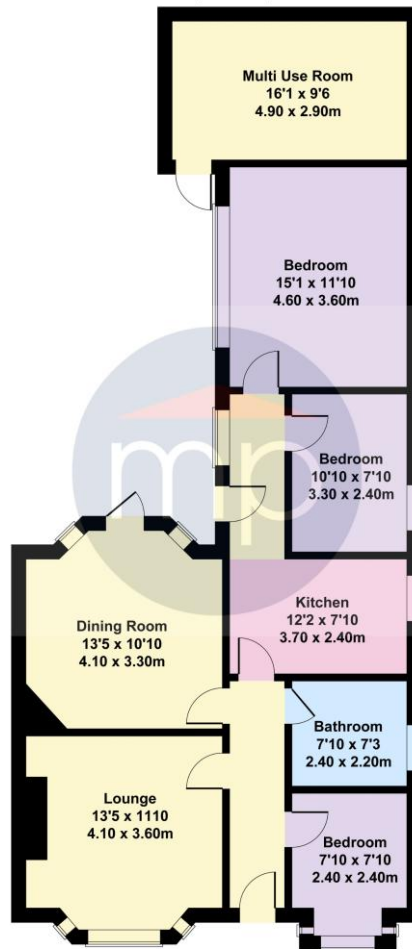
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify 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.



BIRCHGATE ROAD, TS5 5NR



Approximate Gross Internal Area
1141 sq ft - 106 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.



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