

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

£175,000

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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.

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.

TO VIEW: Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

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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.

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.

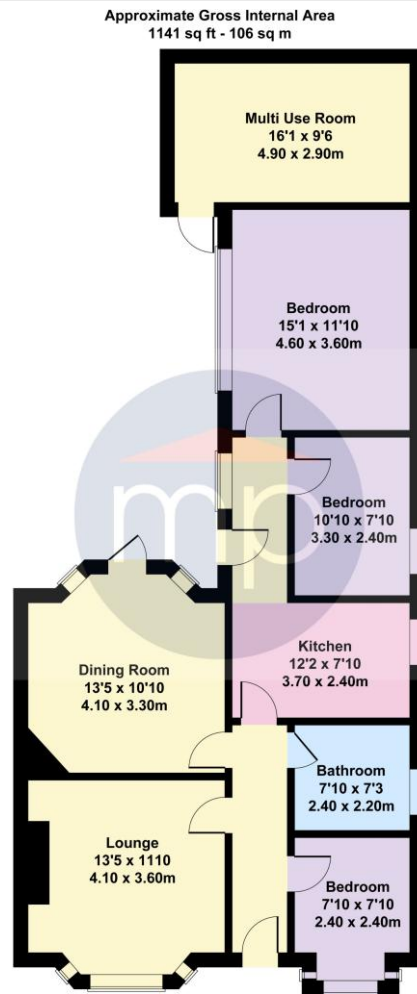
AGENTS REF: - TM/LS/MID260198/21042026

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

TO VIEW: Contact our Middlesbrough office on

Tel: **01642 254222**





Not to Scale. Produced by The Plan Portal 2026
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