

## RUNNYMEDE GREEN, PARK END, MIDDLESBROUGH, TS3 0EP



- ▲ Chain Free Sale!
- ▲ Ideal For First Time Buyers, Young Couples or Investors Alike!
- ▲ Two New External Doors & Full Brand New Windows Replaced in May 2026
- ▲ Modern Potterton Combi Boiler
- ▲ Handy Utility Room
- ▲ Sunny Large Rear Garden
- ▲ Close proximity to local schools, shops and James Cook Hospital

**£115,000**

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This three bedroom semi-detached home has been well modernised and upgraded recently!

Having had a refreshment of decoration just recently, there has also been two new external doors and full brand new windows replaced in May 2026.

Notable features include sunny large rear garden, modern kitchen with a handy utility area, two reception rooms, three good sized bedrooms, modern bathroom and is in walking distance to good schooling!

The property comprises entrance hall, lounge, dining room, kitchen and utility area. On the first floor there are three good sized bedrooms and a family bathroom with separate WC.

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

With UPVC entrance door.

##### **LOUNGE**

##### **DINING ROOM**

##### **KITCHEN**

With woodgrain effect shaker design wall, drawer, and floor units, roll edge worktop, with splashback tiles, space for fridge freezer, washing machine and dryer, radiator, tiled flooring and storage cupboard.

#### **FIRST FLOOR**

##### **LANDING**

With storage cupboard and loft access.

##### **BEDROOM ONE**

##### **BEDROOM TWO**

##### **BEDROOM THREE**

##### **WC**

With close coupled WC and tiled flooring.

**TO VIEW:** Tel: **01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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## RUNNYMEDE GREEN, TS3 0EP

### **BATHROOM**

With pedestal wash hand basin, bath, radiator and tiled walls.

### **EXTERNALLY**

### **GARDENS**

To the front there is a hedge enclosed garden and to the rear there is a fence enclosed garden with lawn and patio area.

**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/MID260199/22062026

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

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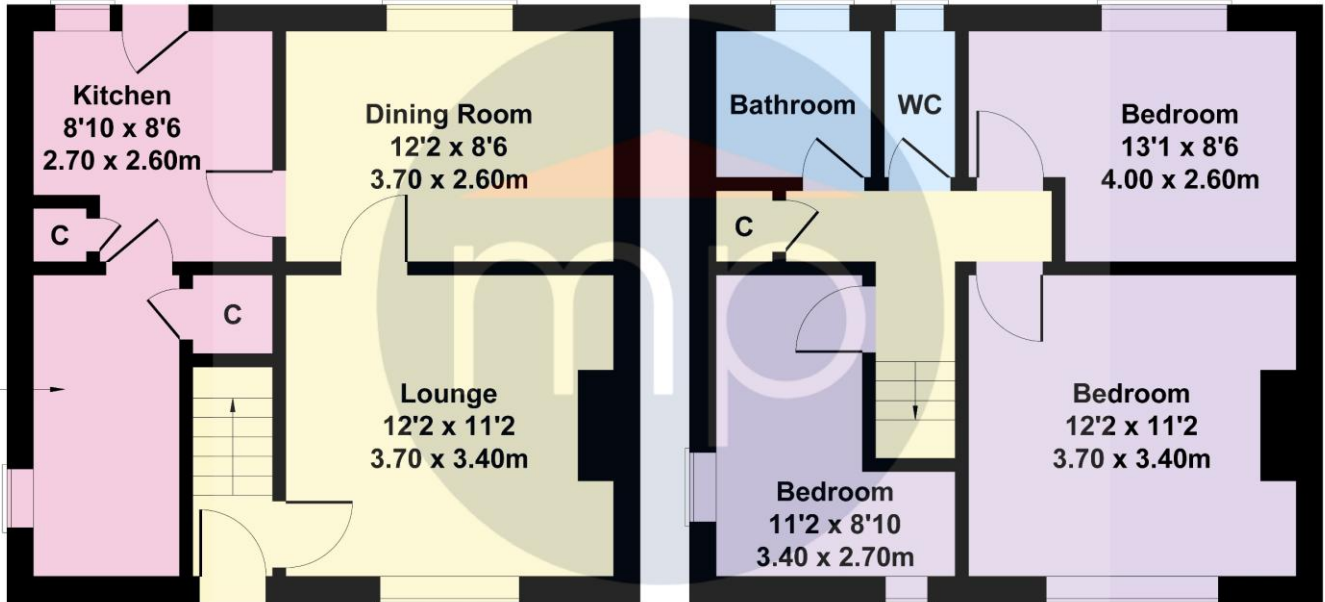
Do you have a property you need to sell **before** you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

# 8 Runnymede Green

Approximate Gross Internal Area  
872 sq ft - 81 sq m

Utility  
11'2 x 5'7  
3.40 x 1.70m



**GROUND FLOOR**

**FIRST FLOOR**

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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