

BRIDGEWATER COURT, LONGLANDS, MIDDLESBROUGH, TS4 2GE



- ▲ Smart Modern Style Taylor Wimpey Built Detached House with a Lovely Layout
- ▲ Three Bedrooms, Master Bedroom Has a Shower Room En-Suite & Fitted Wardrobes

- ▲ Conveniently Located Within Easy Reach of James Cook Hospital & Teesside University
- ▲ Integral Single Garage & Double Width Driveway
- ▲ Lounge, Separate Dining Room & Handy Downstairs Toilet

£180,000

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Pleasantly positioned on a corner plot in quiet cul-de-sac surroundings, this modern style Taylor Wimpey built detached house will be very easy to move straight into.

As for the location, it's just far enough away from Middlesbrough town centre to keep things nice and quiet, yet close enough to be able to walk to the shops or Teesside University Campus in 15 minutes. James Cook University Hospital is also nearby.

Very briefly, the accommodation comprises entrance lobby, lounge, inner hallway with cloakroom/WC, dining room and kitchen with a range of light oak style units. The first floor has master bedroom with fitted wardrobes and shower room en-suite, two further bedrooms and bathroom. Outside, there are gardens to the front and rear, a single integral garage and double width driveway.

GROUND FLOOR

ENTRANCE HALL

With composite entrance door.

LOUNGE

DINING ROOM

With French doors to the rear garden.

KITCHEN

With woodgrain effect wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with stainless steel splashback and extractor fan, space for fridge freezer, washing machine and dishwasher, and stainless steel sink.

WC

With close coupled WC and pedestal wash hand basin.

FIRST FLOOR

LANDING

BEDROOM ONE

With fitted wardrobes.

EN-SUITE

Comprising close coupled WC, pedestal wash hand basin and shower cubicle.

BEDROOM TWO

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BEDROOM THREE

BATHROOM

Comprising close coupled WC, pedestal wash hand basin and bath with multicoloured splashback tiles.

EXTERNALLY

PARKING, GARAGE & GARDEN

To the front there is off street parking for multiple cars on a double width driveway with access to a single integrated garage. To the rear there is an enclosed garden with lawn and patio.

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/MID260209/08072026

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

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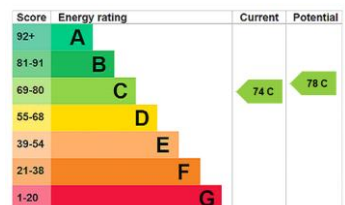
GROUND FLOOR
APPROX. FLOOR
AREA 539 SQ.FT.
(50.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 467 SQ.FT.
(43.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1006 SQ.FT. (93.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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