

## PETCH CLOSE, MIDDLESBROUGH, TS1 5LE



- ▲ Ideal Starting Point for First Time Buyers, Young Couples & Families Alike
- ▲ Three Bedrooms
- ▲ Stylish & Recently Fitted Kitchen/Diner
- ▲ Modern Shower Room with A Three Piece Suite
- ▲ UPVC Double Glazed Windows & Exterior Doors

- ▲ Gas Central Heating with A Quality Baxi Combi Boiler & Hive System
- ▲ Garage
- ▲ Please note, we are informed the property is of non-standard construction, please check with a financial advisor if applying for a mortgage/finance for the property.

**£95,000**

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Ideal starting point for first time buyers, young couples and families alike.

Notable features include gas central heating with a quality Baxi combi boiler and Hive system, new roof in 2023, modern bathroom with a four piece suite, modern kitchen/diner with high gloss units, UPVC double glazed windows and exterior doors.

Walking distance to some good schooling and Middlesbrough Town Centre.

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The property comprises entrance hall, lounge and kitchen/diner. On the first floor there are three bedrooms and a family shower room. Externally there is a nice brick wall frontage, a good sized rear garden which has been landscaped and a garage.

#### **GROUND FLOOR**

##### **ENTRANCE HALL - 2.9m x 1.7m (9'6" x 5'7")**

With UPVC entrance door, radiator, staircase to the first floor and woodgrain effect laminate flooring.

##### **LOUNGE - 4.7m x 3.9m (15'5" x 12'10")**

With radiator, woodgrain effect laminate flooring and French doors open to the rear garden.

##### **KITCHEN DINER - 6.6m x 2.5m (21'8" x 8'2")**

With high gloss wall, drawer, and floor units, solid wood walnut worktop, electric oven, five ring gas hob with splashback, stainless steel sink with mixer tap, integrated under counter fridge, space for freezer, integrated dishwasher, storage cupboard housing the washing machine, French doors open to the rear garden, radiator, woodgrain effect laminate flooring and spotlights.

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

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## FIRST FLOOR

### **LANDING**

With loft access and two storage cupboards.

### **BEDROOM ONE - 4.7m x 2.6m (15'5" x 8'6")**

With radiator.

### **BEDROOM TWO - 2.2m x 4.7m (7'3" x 15'5")**

With radiator.

### **BEDROOM THREE - 3.8m x 1.5m (12'6" x 4'11")**

With radiator.

### **SHOWER ROOM - 2.1m x 1.7m (6'11" x 5'7")**

With close coupled WC, pedestal wash hand basin, corner shower, chrome towel radiator, extractor fan, spotlights in the ceiling and tiled walls and floor.

## EXTERNALLY

### **GARDENS & GARAGE**

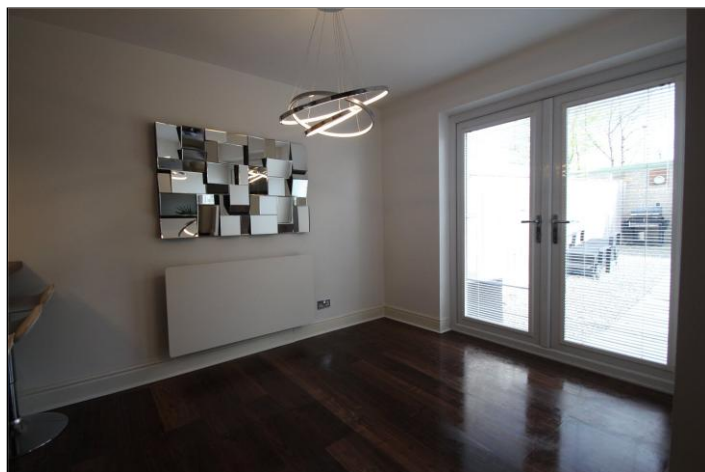
To the front there is a paved patio area with brick wall boundary and wrought iron fencing. To the rear there is a fence enclosed garden with lawn and access to the summerhouse and garage.

**AGENTS REF:** - TM/LS/MID260216/17042026

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

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

Tel: **01642 254222**



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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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