

## KINGS ROAD, LINTHORPE, MIDDLESBROUGH, TS5 5AL



- ▲ Ideal Starting Point for First Time Buyers, Young Coupled & Families Alike
- ▲ Three Bedrooms
- ▲ Single Garage
- ▲ Stylish & Recently Fitted Kitchen

- ▲ Modern Bathroom with A Three Piece Suite
- ▲ UPVC Double Glazed Windows & Exterior Doors.
- ▲ Gas Central Heating with a Combi Boiler

**£124,950**

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This three bedroom home offers a perfect starting point for first time buyers, young couples and families alike!

Notable features include upgraded kitchen and bathroom, single garage, two reception rooms, gas central heating with a combi boiler, UPVC double glazed windows and exterior doors.

Within walking distance you've got some good primary and secondary schooling as well as Linthorpe Village. There is also good connections to the A66/A19.

The property comprises entrance hall, lounge, dining room and kitchen. On the first floor there are three bedrooms and a bathroom. Externally there is a garage accessible via both front and rear and a large rear garden.

**GROUND FLOOR**

**ENTRANCE HALL** - With UPVC entrance door, cast iron style radiator and staircase to the first floor.

**LOUNGE - 3.6m x 3.3m (11'10" x 10'10")**  
With radiator.

**DINING ROOM - 5.1m x 2.2m (16'9" x 7'3")**  
With two radiators.

**KITCHEN - 2.3m x 3.8m (7'7" x 12'6")**  
With grey high gloss wall, drawer, and floor units, granite effect worktop, electric oven, four ring induction hob with stainless steel extractor fan and splashback tiles, one and a half bowl stainless steel sink, space for washing machine and space for fridge freezer.

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 3.2m x 2.9m (10'6" x 9'6")**  
With radiator.

**BEDROOM TWO - 2.9m x 2.9m (9'6" x 9'6")**  
With radiator.

**BEDROOM THREE - 1.8m x 1.5m (5'11" x 4'11")**  
With radiator.

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

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**BATHROOM - 2m x 1.6m (6'7" x 5'3")**

Comprising close coupled WC, pedestal wash hand basin with mixer tap, bath with electric shower, cast iron style radiator with towel rail, spotlights in the ceiling and extractor fan.

**EXTERNALLY**

To the front there is access to the single garage and to the rear there is a fence enclosed yard with access to the rear of the garage.

**AGENTS REF:** - TM/LS/MID260219/21042026

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

**TO VIEW:** Contact our Middlesbrough office on  
Tel: 01642 254222



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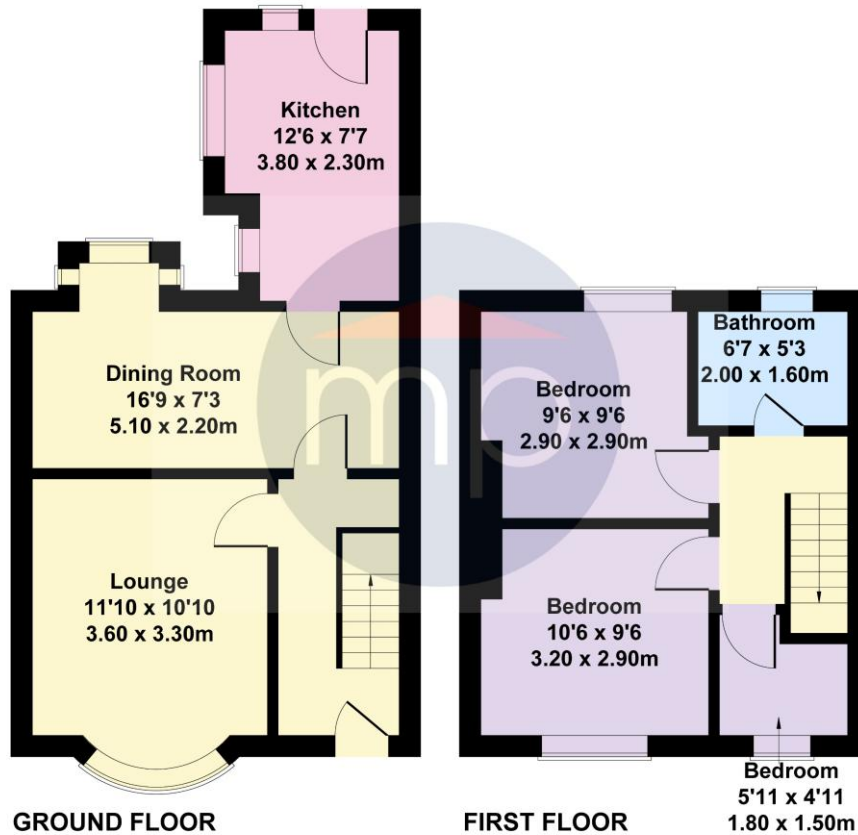
A photograph of a Michael Poole property consultants storefront at night. The storefront is illuminated with blue neon lights. The sign above the entrance reads "Michael Poole property consultants". The windows display various property listings and information.

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

## 25 Kings Road

Approximate Gross Internal Area  
764 sq ft - 71 sq m



Not to Scale. Produced by The Plan Portal 2026  
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