

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

£119,950

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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.

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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.

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/MID260219/21042026

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

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Tel: **01642 254222**



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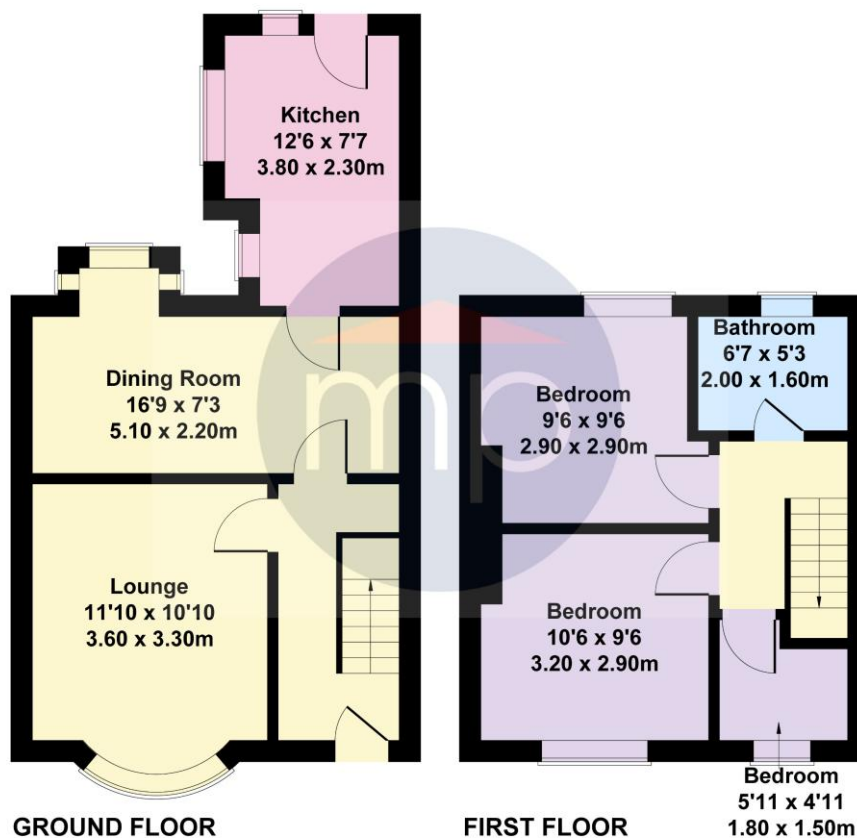
A photograph of the storefront of Michael Poole property consultants at night. The shop has large glass windows displaying property listings. A blue neon sign above the entrance reads "Michael Poole property consultants".

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before you can buy?

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market appraisals and gives you guidance
on the **BEST PRICE** you can expect in the
current market

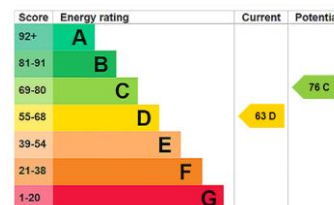
25 Kings Road

Approximate Gross Internal Area
764 sq ft - 71 sq m



Not to Scale. Produced by The Plan Portal 2026
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