

COLEDALE ROAD, BERWICK HILLS, MIDDLESBROUGH, TS3 7NS



- ▲ Chain Free Sale Offers
- ▲ Extended Two Double Bedroom Semi Detached Home
- ▲ Off Street Parking

- ▲ Open Plan Kitchen/Diner
- ▲ Good Sized Well Cared For Rear Garden
- ▲ Up to Date Gas & Electric Certificates

£85,000

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This two double bedroom semi-detached home offers off street parking, lovely rear garden, large open plan kitchen/diner and separate lounge.

Please note these are old marketing photos, although the property is in similar condition.

The property comprises entrance hall, lounge and kitchen/diner. On the first floor there are two double bedrooms and a family bathroom. Externally there is off street parking to the front and a lovely rear garden.

GROUND FLOOR

HALLWAY

LOUNGE - 3.66m (12') into alcove x 3.66m (12')

DINING KITCHEN - 5.72m (18'9") reducing to 3.96m (13') x 4.8m (15'9")

Wall mounted gas combination boiler housed in cupboard. Rear access door and dual aspect windows. Built-in electric hob and oven and an integrated under counter fridge.

FIRST FLOOR

LANDING

With access to the loft space.

BEDROOM ONE - 4.52m (14'10") plus recess x 3.12m (10'3") into alcove

BEDROOM TWO - 3.53m x 3.23m (11'7" x 10'7")

With built-in wardrobe.

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

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BATHROOM/WC

White three-piece suite with electric shower over the bath and a glazed screen.

EXTERNALLY

GARDENS

Gardens to the front and rear. The rear is a generous size with patio and lawn.

DRIVEWAY PARKING

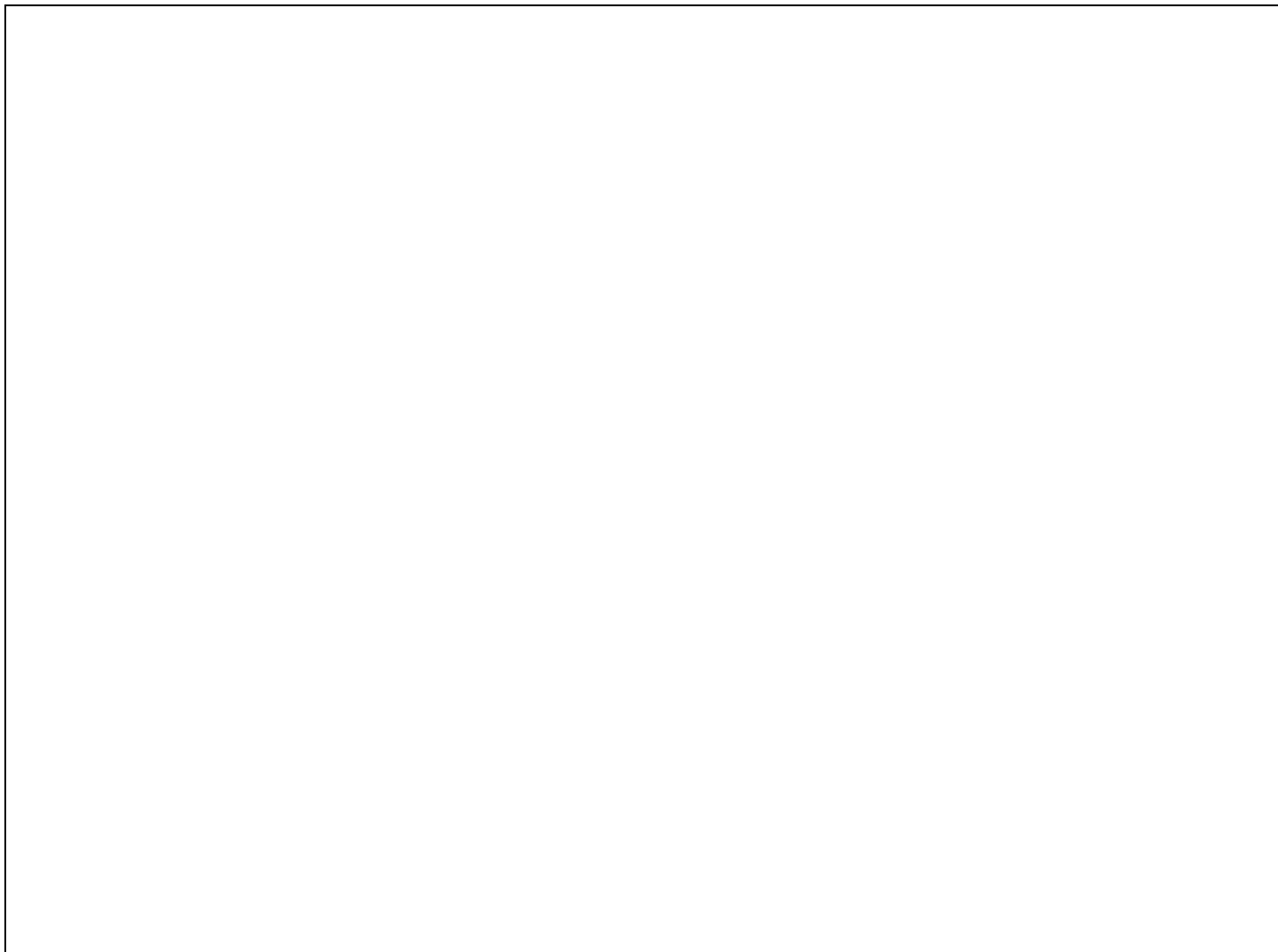
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AGENT REF: - KW/LS/MID120643/220318

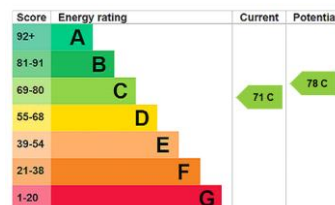
Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Middlesbrough office on

Tel: **01642 254222**



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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