

## CRESCENT ROAD, MIDDLESBROUGH, TS1 4QU



- ▲ Chain Free Sale!
- ▲ Two Bedroom Mid Terrace Home
- ▲ Offers A Loft Room Conversion (Not Up to Building Regs)
- ▲ Lovely Small Rear Yard

- ▲ Gas Central Heating with A Combi Boiler
- ▲ UPVC Double Glazed Windows
- ▲ First Floor Shower Room
- ▲ Open Plan Living

**£85,000**

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Chain free sale!

This two bedroom mid terrace home offers a loft room conversion which isn't up to building regs but has been utilised as a bedroom.

Notable features include gas central heating with a combi boiler, lovely small rear yard, open plan living, first floor shower room, UPVC double glazed windows and has a loft room conversion which doesn't meet building standards but has been used as a third bedroom.

The property comprises entrance hall, lounge, kitchen/diner and further dining area. On the first floor there are two bedrooms and a bathroom. The loft room is accessible via stairs from the landing but does not meet building regs.

**GROUND FLOOR**

**ENTRANCE HALL** - With UPVC entrance door and staircase to the first floor.

**LOUNGE - 4.1m x 4.4m (13'5" x 14'5")**  
With radiator.

**KITCHEN DINER - 5.1m x 2.4m (16'9" x 7'10")**

With white high gloss wall, drawer, and floor units, roll edge worktop, electric oven, five ring gas hob with splashback tiles and stainless steel extractor fan, stainless steel sink with mixer tap, space for integrated fridge freezer and washing machine, and tiled flooring.

**DINING ROOM - 2.7m x 2.3m (8'10" x 7'7")**

With radiator, tiled flooring and UPVC door to the rear yard.

**FIRST FLOOR**

**LANDING** - With radiator and stairs leading to the loft room (not up to building regs).

**BEDROOM ONE - 3.4m x 3.3m (11'2" x 10'10")**  
With radiator.

**BEDROOM TWO - 3.3m x 3.3m (10'10" x 10'10")**  
With radiator.

**BATHROOM - 2.2m x 2.7m (7'3" x 8'10")**  
With close coupled WC, wash hand basin and walk-in double shower.

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

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# CRESCENT ROAD, TS1 4QU

## **LOFT ROOM - 5m x 3.2m (16'5" x 10'6")**

With radiator, storage cupboard and Velux window.

### **EXTERNALLY**

To the front there is a small, paved forecourt garden and to the rear there is a wall enclosed rear yard with alleyway access.

**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/MID260250/22052026

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

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Tel: **01642 254222**

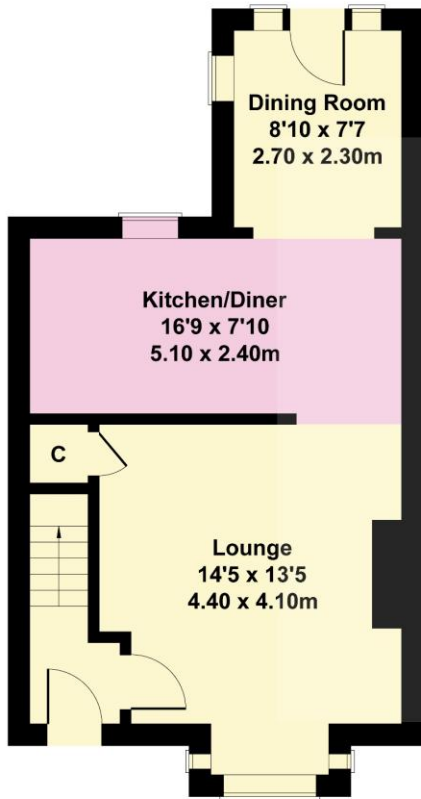


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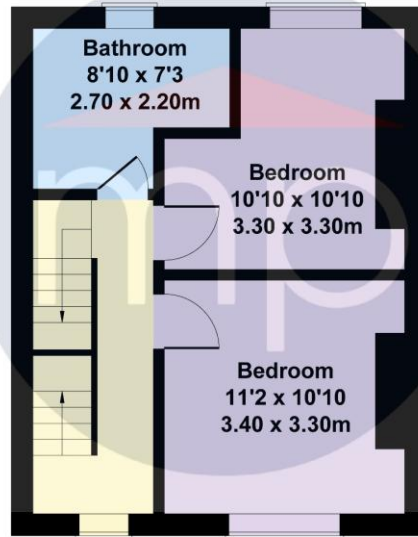


# 176 Crescent Road

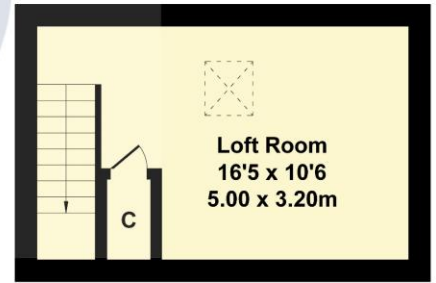
Approximate Gross Internal Area  
990 sq ft - 92 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

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