

ROCKLIFFE ROAD, LINTHORPE, MIDDLESBROUGH, TS5 5DN



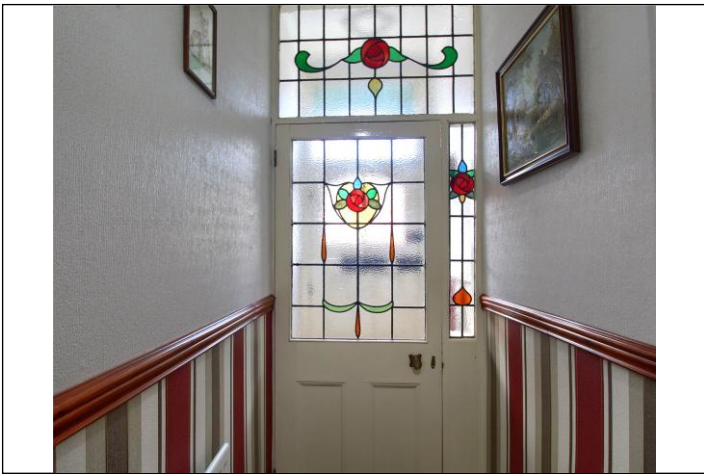
- ▲ Period Bay Fronted Property
- ▲ Offering An Array of Character & Original Features
- ▲ Three Spacious Bedrooms
- ▲ Two Separate Reception Rooms

- ▲ Charming Kitchen Breakfast Room
- ▲ Utility Area with Downstairs WC & Storage
- ▲ Attractive Front & Rear

£155,000

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A period Victorian bay fronted property which offers spacious accommodation throughout. With charming original features, the property boasts both character and generous living space. The property is conveniently located within the sought after area of Linthorpe.

KITCHEN BREAKFAST ROOM - PLUS PANTRY CUPBOARD - 4.336m (14'3") (maximum) x 2.888m (9'6") excluding door recess

UTILITY AREA - 2.296m x 2.314m (7'6" x 7'7")
With downstairs WC and storage cupboard.

GROUND FLOOR

FIRST FLOOR

ENTRANCE VESTIBULE

LANDING

ENTRANCE HALL

LIVING ROOM - 4.330m (14'2") (maximum) into bay x 3.528m (11'7") (maximum) into chimney breast

BEDROOM ONE - 4.401m (14'5") (maximum) x 3.615m (11'10") excluding bay

DINING ROOM - 4.325m (14'2") (maximum) narrowing to 3.710m (12'2") x 2.954m (9'8") (maximum) narrowing to 2.592m (8'6") to exclude chimney breast

BEDROOM TWO - 3.673m (12'1") x 2.916m (9'7") (maximum)

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

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BEDROOM THREE - 2.939m x 2.570m (9'8" x 8'5") excluding door recess

AGENTS REF: - CD/LS/MID260359/06072026

BATHROOM - 1.702m x 1.685m (5'7" x 5'6")

Council Tax Band: B **Tenure:** Freehold

EXTERNALLY

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

The property boasts attractive front and rear yard areas which offer an array of shrubs and planting.

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