

## ORCHARD ROAD, LINTHORPE, MIDDLESBROUGH, TS5 5PN



- ▲ Chain Free Sale Early Viewing is Advised!
- ▲ Welcomed by A Charming Entrance Hallway, Typical of Homes of this Calibre
- ▲ Two Well-Proportioned Reception Rooms & Dining Room at the End of the Kitchen Offer Versatile Spaces for All the Family
- ▲ Master Bedroom with Walk-In Wardrobe
- ▲ Stylish High Gloss Style Kitchen with A Good Range of Fitted Units
- ▲ Ample Off Street Parking & Detached Garage (Re-Built Around 10 Years Ago)

- ▲ Located in this Sought-After Neighbourhood, Close to Schooling, Transport Links & A Variety of Amenities & Shops Both
- ▲ Reception Rooms Have Log Burners & Bay Windows
- ▲ Private & Secluded Rear Garden with Access to the Garage & Drive
- ▲ Gas Central Heating with a Worcester Bosch Combi Boiler
- ▲ A Useful Ground Floor Shower Room

**£310,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



A fabulous five-bedroom, three-storey Victorian semi-detached house. This remarkable property spans an impressive 2,100 square feet and boasts an array of period features. Situated on a good sized plot, externally the property boasts a well-cared for front garden with a detached single garage and driveway.

The property comprises entrance vestibule, hallway, two reception rooms, kitchen, ground floor shower room and dining room. On the first floor there is the master bedroom with a walk-in wardrobe, two further bedrooms and a bathroom with a separate WC. On the second floor there are two additional bedrooms. Externally there are well cared for gardens both front and back, ample off street parking and detached garage that was rebuilt around 10 years ago.

**GROUND FLOOR**

**ENTRANCE VESTIBULE** - Solid hardwood entrance door.

**HALLWAY** - 6.8m (22'4") x 1.2m (3'11") increasing to 1.7m (5'7")

With engineered oak flooring, staircase to the first floor, under stairs storage cupboard and radiator.

**LOUNGE** - 3.9m x 3.9m (12'10" x 12'10")

With log burner and radiator.

**SECOND LOUNGE** - 3.4m x 3.9m (11'2" x 12'10")

With log burner and radiator.

**KITCHEN** - 5.8m x 2.8m (19' x 9'2")

With cream high gloss wall, drawer, and floor units, woodgrain effect roll edge worktop, electric oven, four ring gas hob with multi coloured splashback tiles and stainless steel extractor, one and a half bowl stainless steel sink, space for washing machine, dryer, dishwasher and fridge freezer. Spotlights in the ceiling and vertical radiator.

**DINING ROOM** - 2.8m x 3m (9'2" x 9'10")

With radiator and French doors opening to the rear garden.

**SHOWER ROOM** - 2.3m x 1.8m (7'7" x 5'11")

With modern white three-piece suite comprising close coupled WC, vanity wash hand basin with mixer tap and walk-in shower. Cladded walls, non-slip flooring, extractor fan and skylight.

**TO VIEW:** Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



# ORCHARD ROAD, TS5 5PN

## FIRST FLOOR

**LANDING** - With radiator, loft access and stairs leading to the second floor.

**BEDROOM ONE - 5.4m (17'9") reducing to 3.7m (12'2") x 3.9m (12'10")**

With radiator, original cast iron fireplace with patterned tiles, built-in storage cupboard and walk-in wardrobe.

**BEDROOM TWO - 3.5m x 3.5m (11'6" x 11'6")**

With two built-in wardrobes, original cast iron fireplace with patterned tiles and radiator.

**BEDROOM THREE - 2.9m x 2.9m (9'6" x 9'6")**

With radiator and built-in wardrobe.

**BATHROOM - 1.9m x 1.9m (6'3" x 6'3")**

Comprising wall mounted wash hand basin with mixer tap, bath, chrome towel radiator, white tiled walls, extractor fan, and spotlights.

**WC** - Separate WC with part tiled walls.

## SECOND FLOOR

**LANDING AREA - 2.5m x 1.7m (8'2" x 5'7")**

**BEDROOM FOUR - 5.2m x 2.6m (17'1" x 8'6")**

With radiator and skylight.

**BEDROOM FIVE - 3.6m x 2.6m (11'10" x 8'6")**

With radiator.

## EXTERNALLY

**PARKING & GARDENS** - To the front there is off street parking for multiple cars with access to the garage and a very well cared for garden. To the rear there is an enclosed garden with lawn and patio.

**AGENTS REF:** - TM/LS/NUN240603/02082024

**Council Tax Band:** D      **Tenure:** Freehold

**TO VIEW:** Contact our Middlesbrough office on

Tel: **01642 254222**



ORCHARD ROAD, TS5 5PN



ORCHARD ROAD, TS5 5PN



7 Orchard Road



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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