

## CHIPPENHAM ROAD, EASTERSIDE, MIDDLESBROUGH, TS4 3PH



- ▲ Chain Free Sale!
- ▲ Walking Distance to James Cook University Hospital & Good Schooling!
- ▲ Perfect Home for Young Couples, First Time Buyers & Investors Alike!
- ▲ Stylish Shower Room

- ▲ Modern Kitchen
- ▲ Gas Central Heating with A Quality Worcester Bosch Combi Boiler
- ▲ Good Sized Rear Garden
- ▲ Composite Front Door & UPVC Double Glazed Windows

**£94,950**

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**Michael Poole**  
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Chain free sale!

This three bedroom mid terrace will make for the perfect home for young couples, first time buyers and investors alike!

Notable features include modern kitchen, stylish bathroom, gas central heating with a quality Worcester Bosch combi boiler, composite front door, UPVC double glazed windows and good sized rear garden.

The property comprises entrance lounge, and kitchen. On the first floor there are three bedrooms and a shower room. Externally there are gardens to the front and rear.

#### **GROUND FLOOR**

**LOUNGE - 4.2m (13'9") reducing to 3.3m (10'10") x 3.9m (12'10")**

Black composite entrance door, two radiators and staircase to the first floor.

**KITCHEN - 2.8m x 4.2m (9'2" x 13'9")**

With white high gloss wall, drawer, and floor units, granite effect worktop, electric oven, four ring electric hob with stainless steel extractor fan, one and a half bowl stainless steel sink with mixer tap, space for fridge freezer, washing machine and dryer, and UPVC door to the rear garden.

#### **FIRST FLOOR**

##### **LANDING**

With loft access.

**BEDROOM ONE - 4.3m x 3.3m (14'1" x 10'10")**

With radiator.

**BEDROOM TWO - 3.1m x 2.3m (10'2" x 7'7")**

With radiator and built-in storage cupboard.

**BEDROOM THREE - 3.4m x 1.6m (11'2" x 5'3")**

With radiator.

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

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**SHOWER ROOM - 2.1m x 1.6m (6'11" x 5'3")**

Modern white three-piece suite comprising close coupled WC with hidden cistern, vanity wash hand basin with mixer tap, walk-in shower and chrome towel radiator.

**EXTERNALLY**

**GARDENS**

To the front there is a garden with artificial lawn and to the rear there is a garden with lawn and patio.

**AGENTS REF:** - TM/LS/NUN250612/27112025

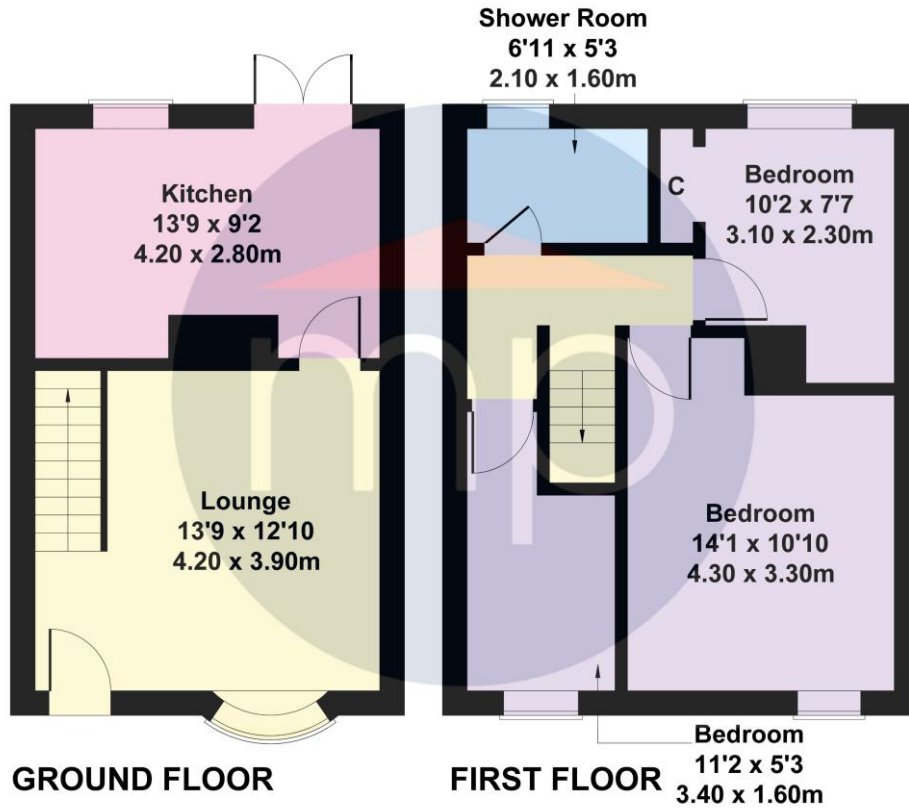
**Council Tax Band:** A      **Tenure:** Freehold

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Tel: **01642 254222**

### 37 Chippenham Road

Approximate Gross Internal Area  
700 sq ft - 65 sq m



Not to Scale. Produced by The Plan Portal 2025  
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