



28 Windsor Road

Linthorpe Middlesbrough, TS5 6DR

£175,000



Offered for sale we have this deceptively spacious three bedroom, mid-terraced home in the heart of Linthorpe, Middlesbrough. Close by all local amenities including local bus routes, shops, restaurants and schools this area really does offer a little bit of everything!

The property itself is well presented throughout, and really needs closer inspection to be appreciated, the property benefits from log burning stove providing that cosy feeling on winter evenings, a spacious lounge with equally proportioned dining room. The kitchen boasts a small breakfast area with downstairs WC to the rear, Upstairs are two large double bedrooms, a single bedroom and bathroom with shower over bath.

Externally, there is a front garden, and low maintenance rear 'yarden' with access to a single garage to the rear.

This truly is an ideal first time buyers property, or indeed family home with everything on your doorstep, whilst also benefiting from what should be relatively low outgoings.



Property benefits from gas central heating throughout including a wood burning stove to the lounge, white uPVC double glazing to all windows. The property has the added benefit of a single garage to the rear of the property accessed via a back street.

Tenure: Freehold

Council Tax: Middlesbrough Council: Band B

EPC Rating: To Follow

Hallway

A welcoming feel with stripped floorboards, part panelled walls, double radiator with coving to ceiling and under-stairs cupboard.

Lounge 13'9" x 13'0" (4.20m x 3.97m)

A well proportioned front lounge with large uPVC bay window providing plenty of natural light to the room, a wood burning stove to the fireplace with stone hearth and fire surround, again the stripped wooden flooring continues with coving to the ceiling and double radiator.

Dining Room 14'5" x 11'11" (4.41m x 3.65m)

Another well proportioned family dining room with large uPVC window to the rear aspect, with stripped flooring and double radiator, a wooden fire surround with Victorian style electric fire and hearth.

Kitchen/Breakfast area 21'11" x 8'9" (6.69m x 2.69m)

A galley style kitchen with a range of wall and base units finished with hi-gloss cream doors and drawer fronts, dark wood effect worktops and tiled splashbacks, stainless steel 5-ring gas range cooker (sold with property), stainless steel sink/drainer with chrome mixer, plumbing for washing machine, integrated fridge, freezer and dishwasher. uPVC window to the rear aspect, downlights, wood effect vinyl flooring and radiator to the breakfast area. Access to the downstairs WC and door to the rear garden.

Downstairs WC

Privacy door to WC with white toilet.

First Floor

Bathroom 7'1" x 6'11" (2.18m x 2.13m)

A white bathroom suite with mixer shower over bath and glass screen, cladding to walls and ceiling with downlights, chrome heated towel rail, cupboard housing combination boiler (fitted 2023), tile effect flooring and uPVC window to the rear aspect.

Bedroom One 13'7" x 12'9" (4.15m x 3.90m)

A spacious double bedroom with a uPVC bay window to the front aspect, carpet to the floor and coving to ceiling, this bedroom benefits from fitted wardrobes finished with light wood effect doors.

Bedroom Two 14'5" x 12'0" (4.40m x 3.68m)

Another spacious double bedroom with carpet to the floor and coving to ceiling, uPVC window to the rear aspect and double radiator.

Bedroom Three 8'4" x 5'10" (2.56m x 1.80m)

A nice size for a single bedroom, with stripped floorboards, uPVC window to the front aspect and double radiator.

Externally

Front.

Garden laid to lawn with mature borders.

Rear.

Garden has been laid with slate chippings and enclosed with access to the single garage.

Garage.

A single garage with 'Up n Over' door from the rear street.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

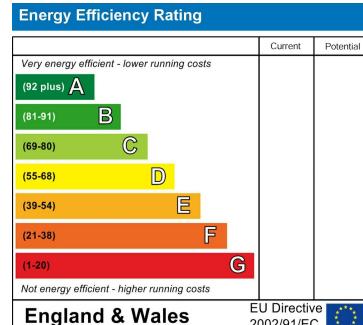
Area Map



Floor Plans



Energy Efficiency Graph



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