



14 Tollesby Road  
Middlesbrough

£130,000  
FREEHOLD

We are delighted to offer for sale this delightful terraced house in Tollesby offering a perfect blend of character and modern living. With three well-proportioned bedrooms, two reception rooms, modern high gloss galley kitchen, beautiful shower room and South West facing rear this property is ideal for families or those seeking extra space for guests or a home office. Located within walking distance from James Cook University Hospital and Teesside University, the property is also close to major road and rail links. Offered with NO ONWARD CHAIN early viewing is highly recommended!! Council Tax Band B £1933.97pa. Energy Rating: C-73.



- Three Bedroom Terraced House • Two Reception Rooms • Modern High Gloss Kitchen • Modern Shower Room

## ENTRANCE

Solid wooden door with glazed side panel.

## HALLWAY

Staircase to first floor, under stair meter cupboard, tile effect laminate flooring, radiator and wooden Delph rack..

## LOUNGE

14'11" x 10'6"

Front and side aspect double glazed windows. Coving and a radiator.

## DINING ROOM

12'11" x 8'4"

Rear aspect double glazed window, built in cupboard housing Ideal combi boiler, coving and a radiator.

## KITCHEN

16'1" x 7'5"

Side aspect double glazed window. Range of base & wall units with rolled work surfaces & tiled splashbacks incorporating stainless steel sink and mixer tap. Gas hob with stainless steel extractor hood over, built in double oven, integrated fridge freezer and space for washing machine. Tiled effect laminate flooring, Velux window, spotlights and a radiator.

## REAR PORCH

Part glazed wooden door leading to rear yard. Inner door leading to garage.

## FIRST FLOOR LANDING

Access to loft

## BEDROOM ONE

15'3" x 9'9"

Front aspect double glazed window, coving and a radiator.

## BEDROOM TWO

12'11" x 9'5"

Rear aspect double glazed window, coving and a radiator.

## BEDROOM THREE

9'10" x 5'11"

Front aspect double glazed window and a radiator.

## SHOWER ROOM

6'0" x 6'0"

Two rear aspect double glazed windows. Modern double walk in shower cubicle with mains shower over, vanity wash basin with concealed closet WC, chrome heated towel rail, fully tiled walls with UPVC ceiling.

## EXTERNALLY



- Garage and off road parking to rear
- South West Facing Rear
- Gas Combi Central Heating
- Council Tax Band B £1933.97pa
- Energy Rating: C-73
- NO CHAIN

To the front is a small garden with mature trees and bushes with brick dwarf surround and wrought iron gate. To the rear is a garage and off road carport which is accessed by double wooden gates.







## Additional Information

**Local Authority** - Middlesbrough  
**Council Tax** - Band B  
**Viewings** - By Appointment Only

**Floor Area** - 880.00 sq ft  
**Tenure** - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Billingham Sales  
 63 Queensway  
 Billingham  
 TS23 2LU

01642530919  
[info@drummondstates.co.uk](mailto:info@drummondstates.co.uk)  
[www.drummondstates.co.uk](http://www.drummondstates.co.uk)

**drummonds**  
 estate agents