


## 2 bed semi-detached house to buy in TS3

Langridge Crescent, Middlesbrough, North Yorkshire, TS3 7LU

# £60,000 Starting Bid

x 2 x 2 x 1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- Two Well-Proportioned Bedrooms and First Floor Family Bathroom
- Spacious Open-Plan Lounge and Dining Room
- Fitted Kitchen with Additional Utility Room
- EPC Rating C

## Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good


### Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

## Description

We are pleased to present to the market this well-appointed two bedroom semi-detached property, ideally situated on Langridge Crescent, Middlesbrough, with no onward chain. Offering generous and versatile living accommodation throughout, this property is perfect for first time buyers, young families, or those looking to downsize.

The ground floor briefly comprises an entrance hall with understairs storage, a spacious open-plan lounge and dining room, a fitted kitchen, utility room, downstairs shower room, and a separate WC.

To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally the property benefits from a front and rear garden, along with a detached single garage, providing excellent outdoor space and additional storage or parking.

Available with no onward chain, an early viewing is highly recommended to appreciate all this property has to offer.

Entrance Hall - 2.74 x 1.32 (8'11" x 4'3") - A welcoming entrance hall with wood-effect flooring, staircase rising to the first floor with useful understairs storage cupboard, and a double-glazed window. Complete with coving and a ceiling light fitting.

Living / Dining Area - 6.06 x 3.48 (19'10" x 11'5") - A generously proportioned open-plan lounge and dining area, offering versatile living space throughout. The lounge features an archway through to the dining area, with wood-effect flooring, coving, textured ceiling, and ceiling light fittings to both areas. A double-glazed window to the rear elevation allows good natural light into the dining space, with a central heating radiator also present.

Kitchen - 3.29 x 2.55 (10'9" x 8'4") - A fitted kitchen comprising a range of cream wall and base units with contrasting wood-effect worktops, inset stainless steel sink and drainer with mixer tap, and space for a freestanding range cooker with gas hob. Finished with tiled splashbacks, tiled flooring, two double-glazed windows, and a ceiling light fitting.

Shower Room - 2.28 x 1.82 (7'5" x 5'11") - A ground floor shower room comprising a walk-in shower enclosure with glazed screen, pedestal wash hand basin, and central heating radiator. Finished with metro-tiled splashbacks, dark tiled flooring, an obscure-glazed double-glazed window, and ceiling light fitting.

Wc - 1.38 x 0.75 (4'6" x 2'5") - A separate ground floor WC comprising a low-level toilet, obscure-glazed double-glazed window, tiled flooring, and ceiling light fitting.

Utility Room - A useful utility room with space and plumbing for a washing machine beneath a fitted worktop, double-glazed window, tiled flooring, and coving. A practical addition providing valuable extra space separate from the main kitchen.

Bedroom 1 (Front) - 4.54 x 3.00 (14'10" x 9'10") - A well-proportioned master bedroom with a double-glazed window, fitted carpet, coving, central heating radiator, and ceiling light fitting. A comfortable double room with ample space for freestanding furniture.

Bedroom 2 (Rear) - 3.42 x 2.99 (11'2" x 9'9") - A good-sized second bedroom with a double-glazed window to the rear elevation, fitted carpet, coving, central heating radiator, and ceiling light fitting. A versatile room suitable as a bedroom or home office.

Bathroom - 1.94 x 1.68 (6'4" x 5'6") - A family bathroom comprising a panelled bath with shower attachment and curtain rail, pedestal wash hand basin, and low-level WC. Finished with tiled splashbacks with decorative mosaic border detail, black and white chequerboard tiled flooring, an obscure-glazed double-glazed window, and ceiling light fitting.

Garden

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £60,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

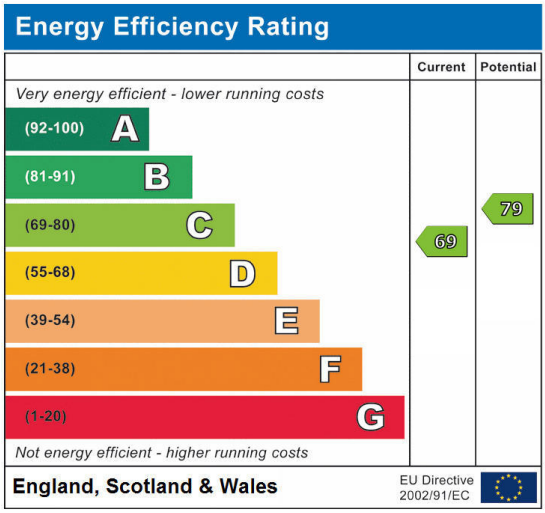
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good






Langridge Crescent, Middlesbrough, North Yorkshire, TS3 7LU

Contact your local branch today for more information on this property:

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