SMITH & FRIENDS are delighted to offer to the market this beautifully presented and improved four bedroom detached home situated in Linthorpe. The property can be accessed via Kings Road via Burlam Road and viewings come highly recommended to fully appreciate. The home has been refurbished via the current owners to a high standard including a fantastic garage conversion. The living accommodation briefly comprises; entrance hall with stairs to the first floor, an impressive open plan living/kitchen space with high quality units and integrated appliances plus a useful breakfast island seating area, downstairs WC and separate lounge(converted garage). To the first floor landing are four well proportioned bedrooms, the master bedroom benefitting from an en-suite shower room and a stunning re fitted master bathroom. The property also benefits from a fully boarded loft which can be accessed via pull down ladder and perfect for storage. Externally to the front of the property is parking for one vehicle. To the rear is a fantastic garden which is a generous size and mainly laid to lawn with borders and decked seating area.

Patey Court, Middlesbrough, TS5 5DJ
4 Bedroom - House - Detached
£245,000
EPC Rating: C
Tenure: Freehold
Council Tax Band: D

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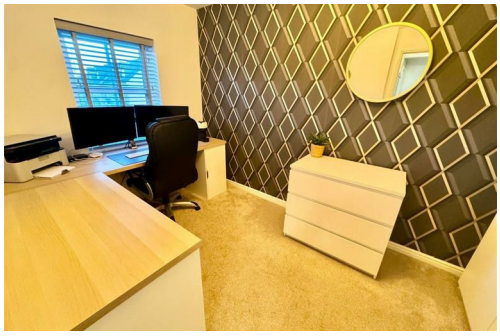

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Ground Floor

Floor 1

Approximate total area[1]
1071.77 ft²
99.57 m²

Reduced headroom
7.37 ft²
0.69 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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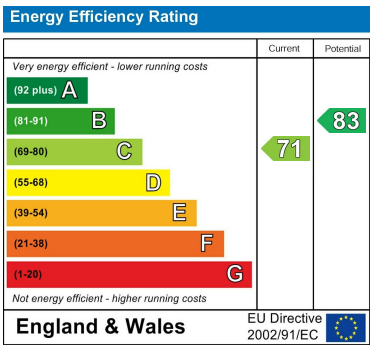

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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