



## 69 Rochester Road

, Middlesbrough, TS5 6QE

**Offers in excess of £165,000**



Nestled On Rochester Road In The Town Of Middlesbrough, This Delightful Detached House Presents An Excellent Opportunity For Families And Professionals Alike. With Three Well-proportioned Bedrooms, This Home Offers Ample Space For Comfortable Living. The Property Boasts Two Inviting Reception Rooms, Perfect For Entertaining Guests Or Enjoying Quiet Family Evenings.





Full Description

Recently Upgraded Throughout, The House Features High-quality Fixtures That Enhance Its Appeal. A Full Re-wire Has Been Completed, Ensuring Safety And Modern Convenience. The Interiors Are Fully Boarded, Providing A Clean And Tidy Finish That Is Ready For You To Make Your Own.

One Of The Standout Features Of This Property Is The Generous Garage Located At The Rear. This Space Not Only Offers Essential Storage But Also Presents The Potential For Conversion, Allowing You To Tailor It To Your Needs. The Gated Driveway Provides Off-road Parking For Multiple Vehicles, A Rare Find In The Area, And Is Equipped With A Cable For An Electric Vehicle Charger, Catering To Modern Living Requirements.

This Home Is Ideally Situated In A Friendly Neighbourhood, Making It A Perfect Choice For Those Seeking A Blend Of Comfort And Practicality. With Its Thoughtful Upgrades And Spacious Layout, This Property Is Ready To Welcome Its New Owners. Don't Miss The Chance To Make This Lovely House Your New Home.

Location

Situated In A Central Location In Middlesbrough In The District Of Marton Nearby Many Local Amenities.

- The James Cook University Hospital - 5 Minute Drive
- Albert Park - 10 Minute Walk
- Middlesbrough Town Centre - 5 Minute Drive
- A19 - 5 Minute Drive

Note

Please Find The Attached Brochure With Material Information For Buyers.

The Seller Informs Us The Following Work Has Been Carried Out Within The Last 2 Years;

- Full Rewire, New DB Board, New Sockets, Lights Switches & Light Fittings
- Cable Has Been Fitted For An EV Charger
- New Fire Alarms
- New Door Bell
- Fully Insulated
- New Floors & Ceilings Where Needed
- New Walls Where We Have Had To Make Them For Insulation
- New Radiators Throughout
- New Carpets Throughout
- New Kitchen & Oven
- Fridge/Freezer Included In Sale
- New Bathroom & Shower Room Tiles Etc Bath Is Original Bath
- Only Detached House On The Estate
- Loft Is Boarded & Insulated With Velux Window
- Boiler Was Fitted In 2022

Disclaimer

Although Insured In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

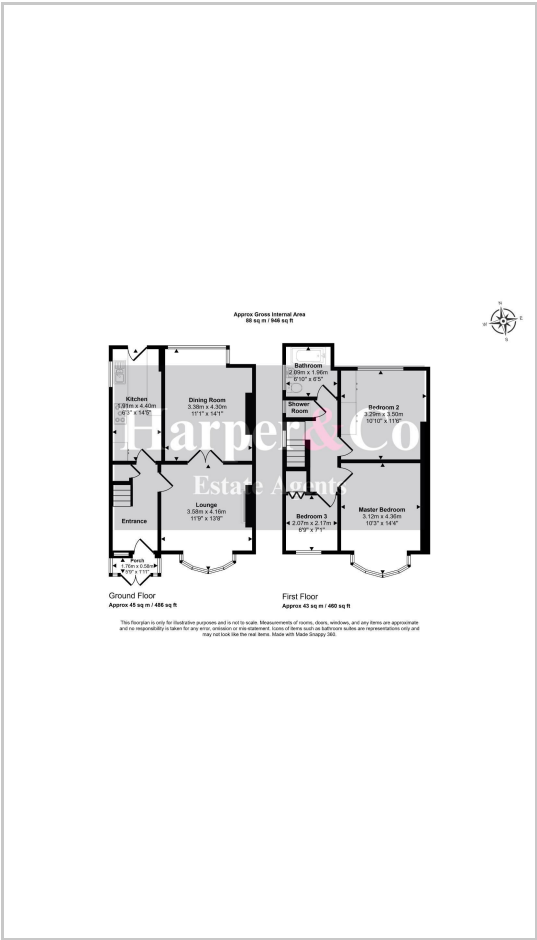
While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations:In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

