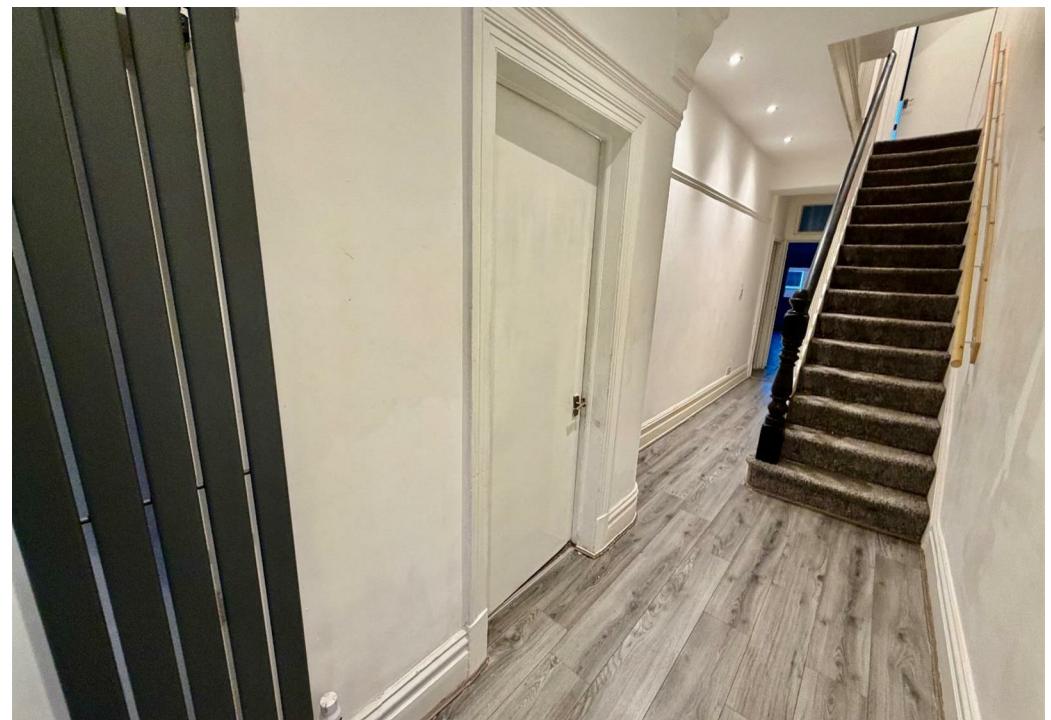




**Barker Road, Middlesbrough, TS5 5EW**  
**5 Bed - House - Mid Terrace**  
**£240,000**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



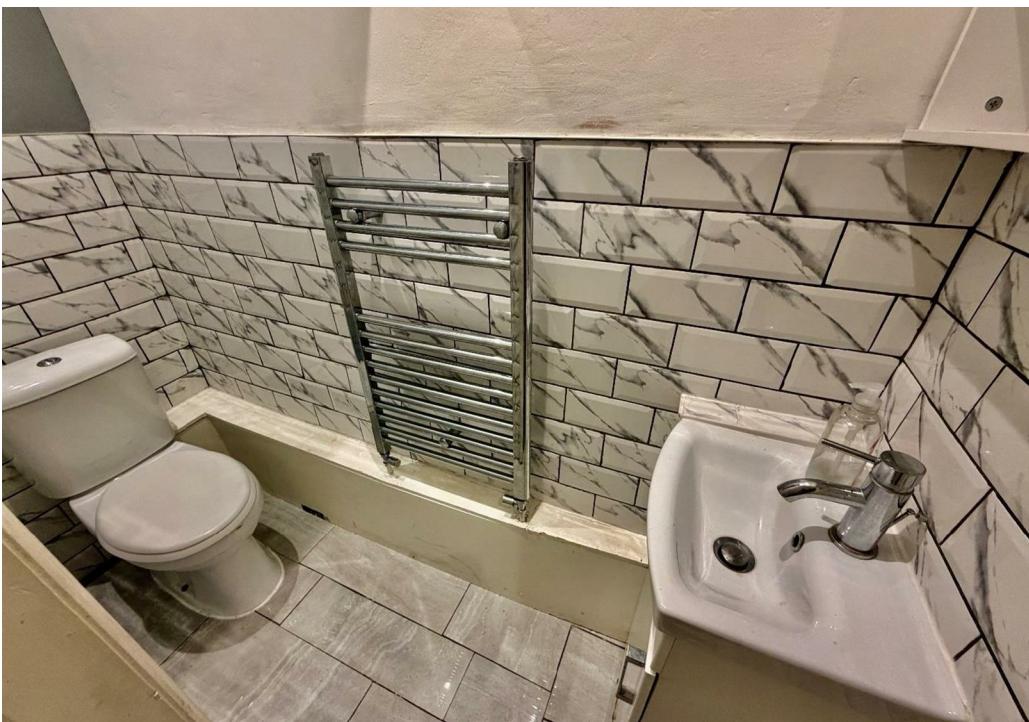
# Barker Road, Middlesbrough, TS5 5EW

Council Tax Band: C  
EPC Rating: E  
Tenure: Freehold

Situated in the popular Linthorpe area of Middlesbrough, Barker Road is a his delightful 5 bedroom mid-terrace house which presents an excellent opportunity for families or those seeking a spacious home. With five well-proportioned bedrooms situated over 3 floors, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere. With a spacious kitchen/dining area which leads to the rear garden and cloaks/w.c. and utility room complete the ground floor. The the first floor there are 4 bedrooms and bathroom/w.c., the loft has been converted into a bedroom and provides a good size room. Externally there is a forecourt front area and rear lawned garden which leads to the garage which is access from the rear street.

This property is ideally located to take advantage of local amenities, schools, and parks, making it a perfect choice for families. The combination of space, comfort, and practicality makes this property a must-see for anyone looking to settle in Middlesbrough. Do not miss the chance to make this lovely house your new home.









Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

2069 ft<sup>2</sup>  
192.2 m<sup>2</sup>

Reduced headroom

89 ft<sup>2</sup>  
8.3 m<sup>2</sup>



Floor 2 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

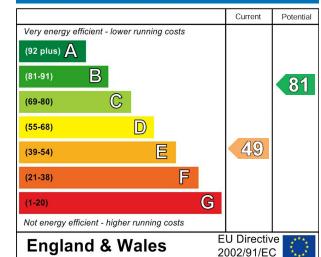
Reduced headroom  
..... Below 5 ft / 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating



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. Smith & Friends Estate Agents 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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