



25 Dufton Road, Middlesbrough, TS5 5AW

Offers in excess of £160,000

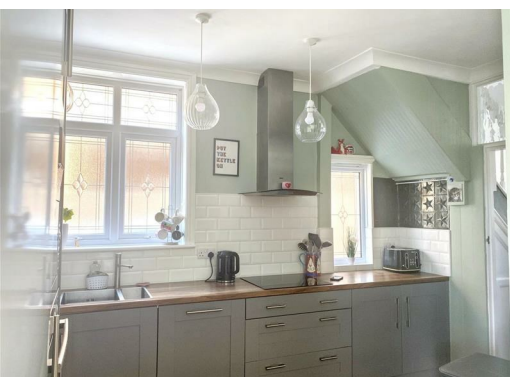
Situated in the highly sought-after residential area of Linthorpe, this well-proportioned three-bedroom semi-detached property on Dufton Road offers an excellent opportunity for first-time buyers, growing families, or investors alike.

The accommodation briefly comprises a welcoming entrance hallway leading to a spacious lounge, a separate dining room ideal for family meals and entertaining, and a fitted kitchen with ample storage and workspace. To the first floor are three generously sized bedrooms, all offering comfortable living accommodation, along with a family bathroom.

Externally, the property benefits from a private front garden, a generous rear garden providing excellent outdoor space.

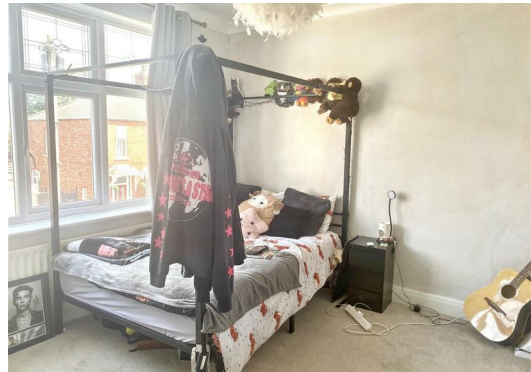
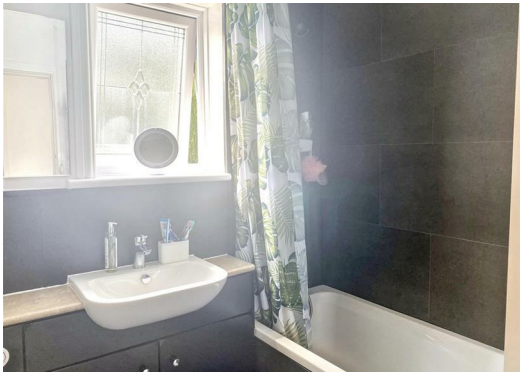
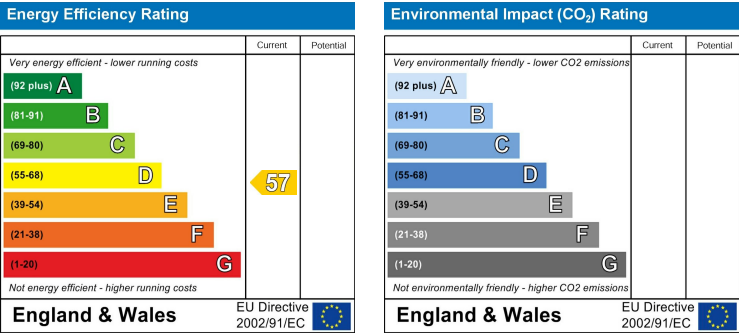
Ideally positioned close to well-regarded schools, local shops, supermarkets, transport links, and James Cook University Hospital, the property also offers easy access to Middlesbrough Town Centre and the A66, making it perfect for commuters.

The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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