

40 Broadgate Road, Middlesbrough

£185,000

Michael Poole
SALES · LETTINGS · AUCTIONS



40 Broadgate Road

Middlesbrough

Chain free sale! This extended two bedroom semi is well worth a moment of your time! Offering a large kitchen/diner/lounge to the rear, Ideal for first time buyer and young couples!

- Chain Free Sale
- Located with A Very Private Rear Garden on A Quiet Road
- Large Kitchen Extension Which Allows So Much Natural Light In
- Gas Central Heating
- Off Street Parking with EV Charger
- Good Access to The Town Centre, A19 & Some Good Schooling is Within Walking Distance
- Ideal For First Time Buyer & Young Couples

40 Broadgate Road

Middlesbrough

Chain free sale! This two bedroom semi has been extended in recent years with a lovely modern open plan kitchen/diner/lounge area! Location wise it is located with a very private rear garden on a quiet road which has very good access to the town centre, A19 and some good schooling is within walking distance. Notable features include a chain free sale, large kitchen extension which allows so much natural light in, modern kitchen, off street parking, modern shed in rear garden and gas central heating. The property comprises entrance hall, open plan lounge/diner and kitchen/diner/lounge area. On the first floor there are two bedrooms and a bathroom. Tenure - Freehold Council Tax Band C

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:











GROUND FLOOR

Entrance Hall
With UPVC entrance door, radiator and staircase to the first floor.

Lounge Diner
Open plan lounge diner with multi-fuel log burner.

Kitchen/Dining/Living Area
With white high gloss wall, drawer, and floor units, granite worktop, freestanding five ring Rangemaster gas cooker, sink unit with mixer tap, space for washing machine and fridge freezer, integrated dishwasher, space for dryer, cast iron style radiator, pedestal log burner, spotlights in the ceiling, two Velux windows and bi-folding doors to the rear garden.

FIRST FLOOR

Landing

Bedroom One
With two storage cupboards.

Bedroom Two

Bathroom
With white three-piece suite comprising close coupled WC, pedestal wash hand basin, shower bath, tiled walls and chrome towel radiator.

Externally
To the front there is off street parking for a single car with EV charger and to the rear there is a fence enclosed garden with lawn, patio and integrated festoon lighting is installed.







Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



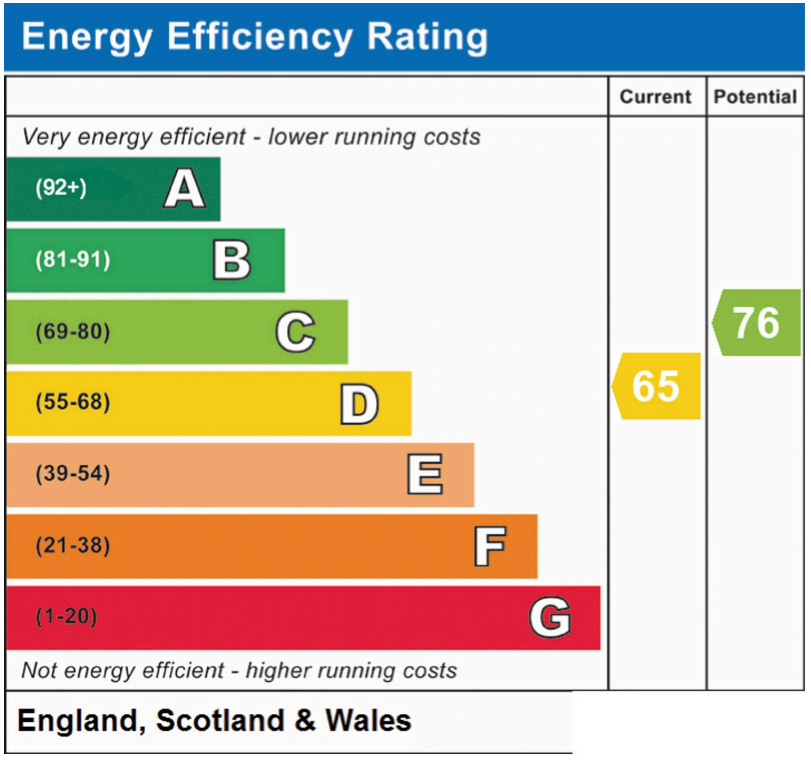











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
65
76
England, Scotland & Wales

40 Broadgate Road



GROUND FLOOR **FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026

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Michael Poole

Michael Poole, 64-66 Borough Road - TS1 2JH

01642254222

middlesbrough@michaelpoole.co.uk

michaelpoole.co.uk/