



8 Runnymede Green, Middlesbrough
£104,950



Michael Poole
SALES · LETTINGS · AUCTIONS





8 Runnymede Green

Middlesbrough

Chain free sale! Ideal for first time buyers, young couples or investors alike! Having had a good amount of updating done, it is sure to be of interest to a range of buyers!

- Chain Free Sale!
- Ideal For First Time Buyers, Young Couples or Investors Alike!
- Two New External Doors & Full Brand New Windows Replaced in May 2026
- Modern Potterton Combi Boiler
- Handy Utility Room
- Sunny Large Rear Garden
- Close proximity to local schools, shops and James Cook Hospital

8 Runnymede Green

Middlesbrough

This three bedroom semi-detached home has been well modernised and upgraded recently! Having had a refreshment of decoration just recently, there has also been two new external doors and full brand new windows replaced in May 2026. Notable features include sunny large rear garden, modern kitchen with a handy utility area, two reception rooms, three good sized bedrooms, modern bathroom and is in walking distance to good schooling! The property comprises entrance hall, lounge, dining room, kitchen and utility area. On the first floor there are three good sized bedrooms and a family bathroom with separate WC. Tenure - Freehold Council Tax Band A

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR

Entrance Hall

With UPVC entrance door.

Lounge

Dining Room

Kitchen

With woodgrain effect shaker design wall, drawer, and floor units, roll edge worktop, with splashback tiles, space for fridge freezer, washing machine and dryer, radiator, tiled flooring and storage cupboard.

FIRST FLOOR

Landing

With storage cupboard and loft access.

Bedroom One

Bedroom Two

Bedroom Three

WC

With close coupled WC and tiled flooring.

Bathroom

With pedestal wash hand basin, bath, radiator and tiled walls.

Externally

To the front there is a hedge enclosed garden and to the rear there is a fence enclosed garden with lawn and patio area.



Buyers Identification Check(s)

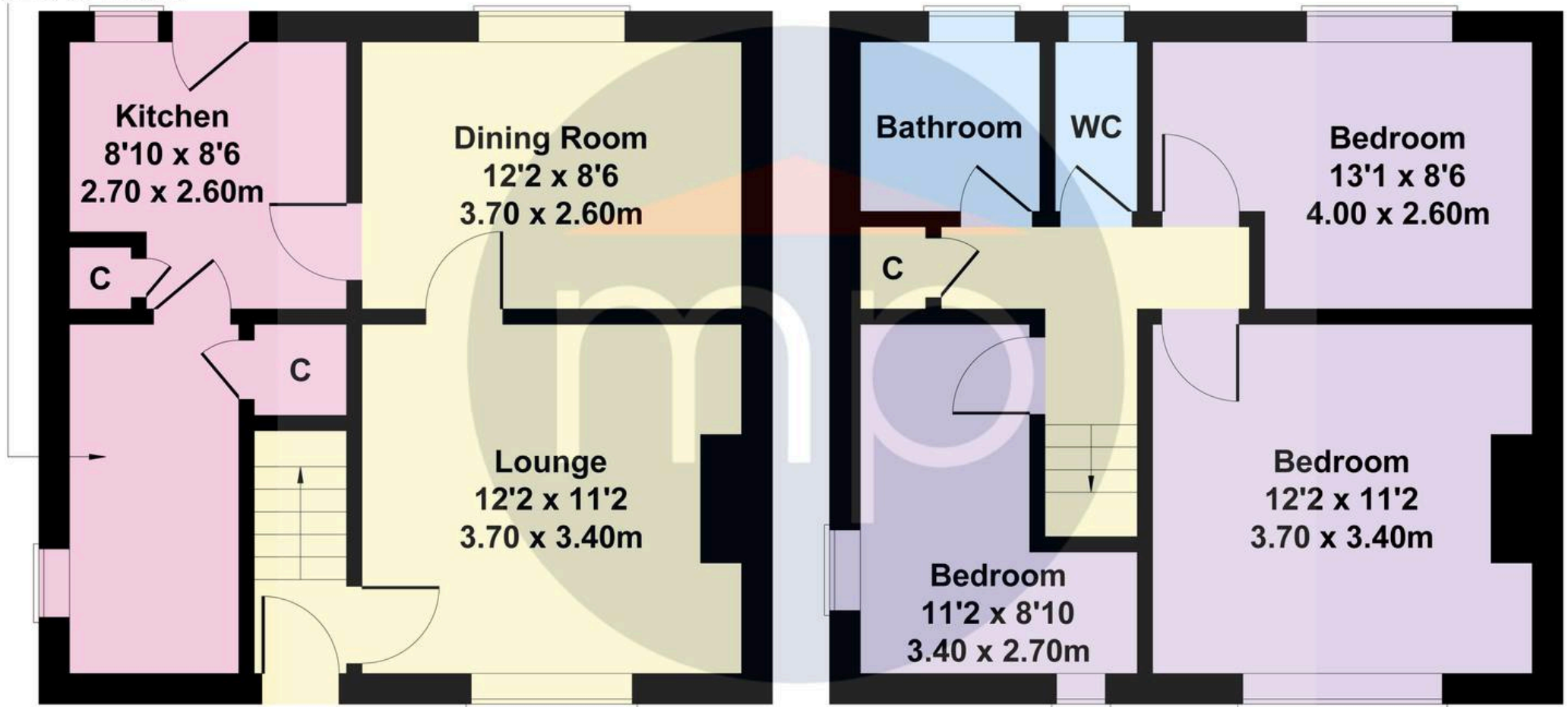
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify 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.



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Approximate Gross Internal Area
872 sq ft - 81 sq m

Utility
11'2 x 5'7
3.40 x 1.70m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales

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