



12 Ventnor Road, Middlesbrough
£139,000





12 Ventnor Road

Middlesbrough

A Modern Three Bedroom Mid Terrace Home That Offers a Simple Chain Free Sale!

- Chain Free Sale!
- Large Rear Garden
- Modern Three Bedroom Mid Terrace Home
- Walking Distance to Linthorpe Village,
- Local Amenities & Good Schooling!
- Gas Central Heating with A Recently Installed Modern Combi Boiler
- Kitchen with White Units
- Freshly Decorated & Recarpeted
- Stylish Bathroom with A Four Piece Suite



GROUND FLOOR

Entrance Hall

Solid hardwood entrance door, radiator and staircase to the first floor.

Lounge

12' 6" x 11' 2" (3.80m x 3.40m)

With radiator and woodgrain effect laminate flooring.

Dining Room

13' 5" x 11' 6" (4.10m x 3.50m)

With radiator and woodgrain effect laminate flooring.

Kitchen

8' 10" x 6' 3" (2.70m x 1.90m)

With white high gloss wall, drawer, and floor units, roll edge worktop, electric oven, four ring electric hob with stainless steel extractor fan, stainless steel sink and space for fridge freezer.

Conservatory

5' 11" x 7' 3" (1.80m x 2.20m)

With UPVC door to the rear garden and plumbing for washing machine.



FIRST FLOOR

Landing

With loft access.

Bedroom One

13' 1" x 10' 2" (4.00m x 3.10m)

With radiator.

Bedroom Two

10' 10" x 10' 10" (3.30m x 3.30m)

With radiator.

Bedroom Three

7' 10" x 6' 11" (2.40m x 2.10m)

With radiator



Bedroom Three

7' 10" x 6' 11" (2.40m x 2.10m)

With radiator.

Bathroom

8' 6" x 7' 3" (2.60m x 2.20m)

Comprising close coupled WC, pedestal wash hand basin with mixer tap, bath, shower cubicle with electric shower over, and radiator.

Externally

To the front there is a small garden and to the rear there is an enclosed garden with patio, lawn and gated access to the rear alleyway.

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.



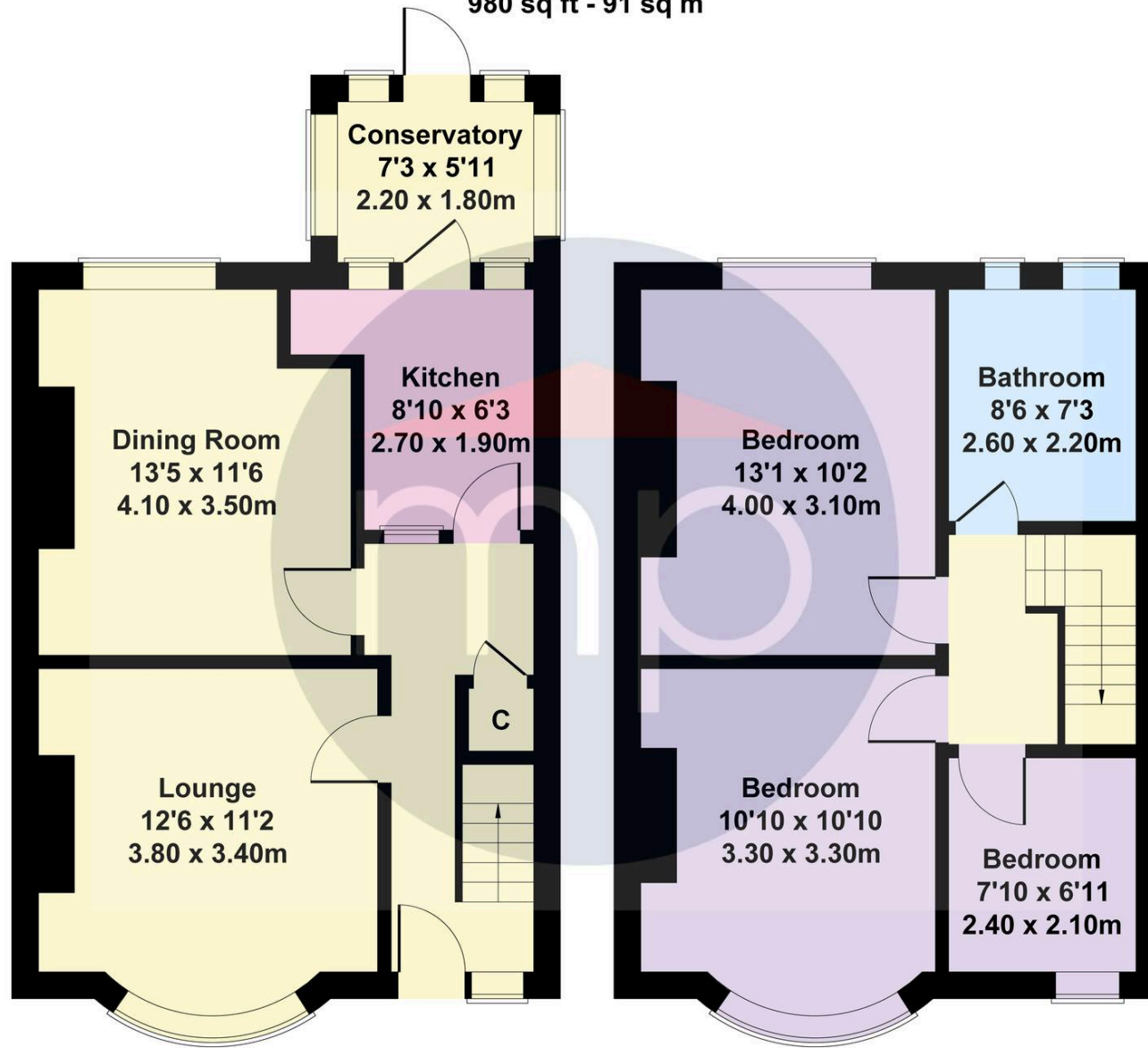


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Approximate Gross Internal Area
980 sq ft - 91 sq m



GROUND FLOOR

FIRST FLOOR

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

Energy Efficiency Rating

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

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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