



40 Sycamore Crescent, Middlesbrough
Middlesbrough



Offers in Region of **£115,000**



40 Sycamore Crescent

Middlesbrough, Middlesbrough

Three bedroom semi detached house with no onward chain, spacious layout, neutral décor, close to amenities, schools, and transport. Ideal for families, professionals, or investors. Huge potential. Priced to sell.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Ideal Investment Property
- No Chain
- Three Bedrooms
- Two reception rooms
- Semi-detached House
- Spacious
- Large Garden
- Vacant Possession



Kitchen

7' 5" x 14' 4" (2.27m x 4.36m)

Light and bright kitchen offering ample storage

Lounge / Diner

12' 5" x 11' 7" (3.78m x 3.52m)

Spacious and flows with natural light, with doors through to the kitchen and the hallway

Lounge

10' 4" x 11' 7" (3.14m x 3.53m)

Situated at the front of the house, privacy awaits from the outside as not overlooked. Spacious and bright, cosy room.

Bedroom 1

11' 10" x 11' 7" (3.61m x 3.53m)

Spacious Double bedroom/Master

Bedroom 2

11' 8" x 11' 6" (3.55m x 3.50m)

Double bedroom

Bedroom 3

9' 6" x 8' 5" (2.89m x 2.57m)

Double Bedroom



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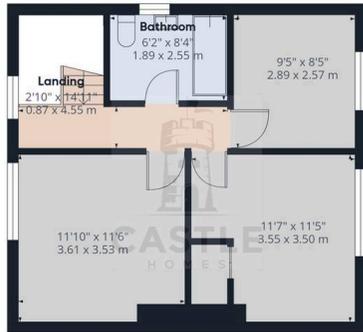
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Double Bedroom





Floor 0



Floor 1



Approximate total area⁽¹⁾
915 ft²
84.8 m²

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

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Floor 0



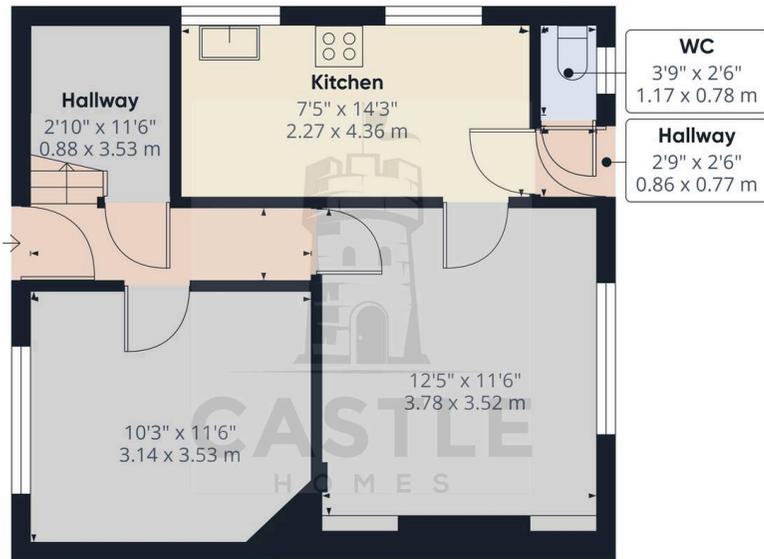
Floor 1



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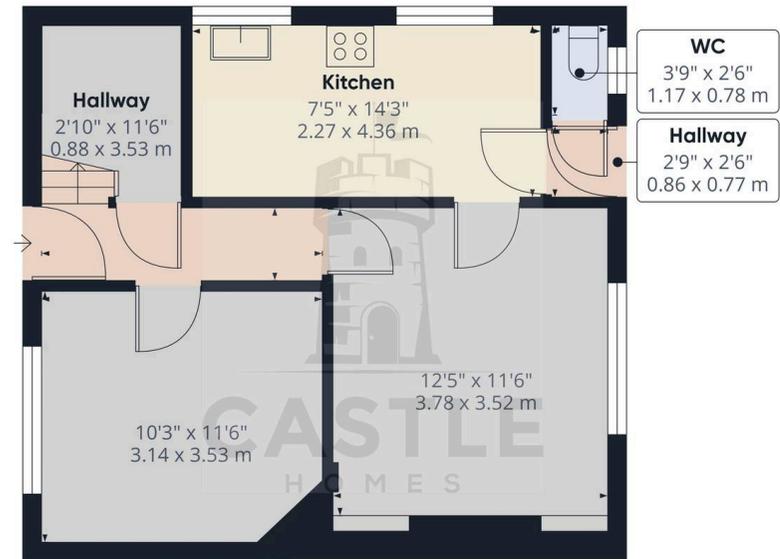
Floor 0



Approximate total area⁽¹⁾
469 ft²
43.5 m²

(1) Excluding balconies and terraces
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Floor 0



Approximate total area⁽¹⁾
469 ft²
43.5 m²

(1) Excluding balconies and terraces
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Castle Homes

1 Lingfield Close, Darlington - DL1 1YG

03301248889

info@castlehomesproperty.co.uk

www.castlehomesproperty.co.uk/