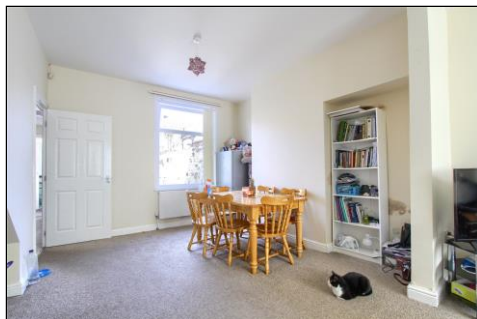


## ESSEX STREET, MIDDLESBROUGH, TS1 4PS



- ▲ Chain Free
- ▲ Three Bedroom Terrace Home
- ▲ Has Seen Some Renovation in Recent Years
- ▲ UPVC Double Glazed Windows & Exterior Doors

- ▲ Central Heating System with a Combi Boiler
- ▲ Modern Kitchen & Family Bathroom
- ▲ To Be Sold with a Tenant in Situ
- ▲ Easy Takeover for a Landlord Looking to Add to Their Portfolio

**£76,000**

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Currently rented out to family and to be sold with tenant in situ. This will appeal to investors looking to add a well maintained property to their portfolio.

Features of the property include UPVC double glazed windows and exterior doors, central heating system with a combi boiler, modern kitchen, and bathroom and three double bedrooms. The property also benefits from a recent damp proofing course.

Briefly comprising entrance hall, open plan lounge/diner, modern kitchen, and family bathroom. On the first floor there are three double bedrooms.

### GROUND FLOOR

#### **ENTRANCE - 3.43m x 0.94m (11'3" x 3'1")**

UPVC entrance door with double glazed insert and radiator.

#### **RECEPTION ROOM - 7.44m (24'5") x 3.33m (10'11") increasing to 4.42m (14'6")**

With two radiators.

#### **KITCHEN - 2.9m x 1.7m (9'6" x 5'7")**

With woodgrain effect wall, drawer, and floor units, granite effect roll edge worktop with white splashback tiles and a one and a half bowl sink unit with drainer. Electric oven and four ring gas hob, space for washing machine and fridge freezer. Wall mounted combi boiler.

#### **BATHROOM - 2.46m x 1.73m (8'1" x 5'8")**

With close couple WC, pedestal wash hand basin, bath with Mira electric shower, white tiled walls, woodgrain effect lino flooring, radiator, and extractor unit.

### FIRST FLOOR

#### **BEDROOM ONE - 3.38m (11'1") increasing to 4.5m (14'9") x 3.7m (12'2")**

With radiator.

#### **BEDROOM TWO - 2.4m x 3.6m (7'10" x 11'10")**

With radiator

**TO VIEW:** Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

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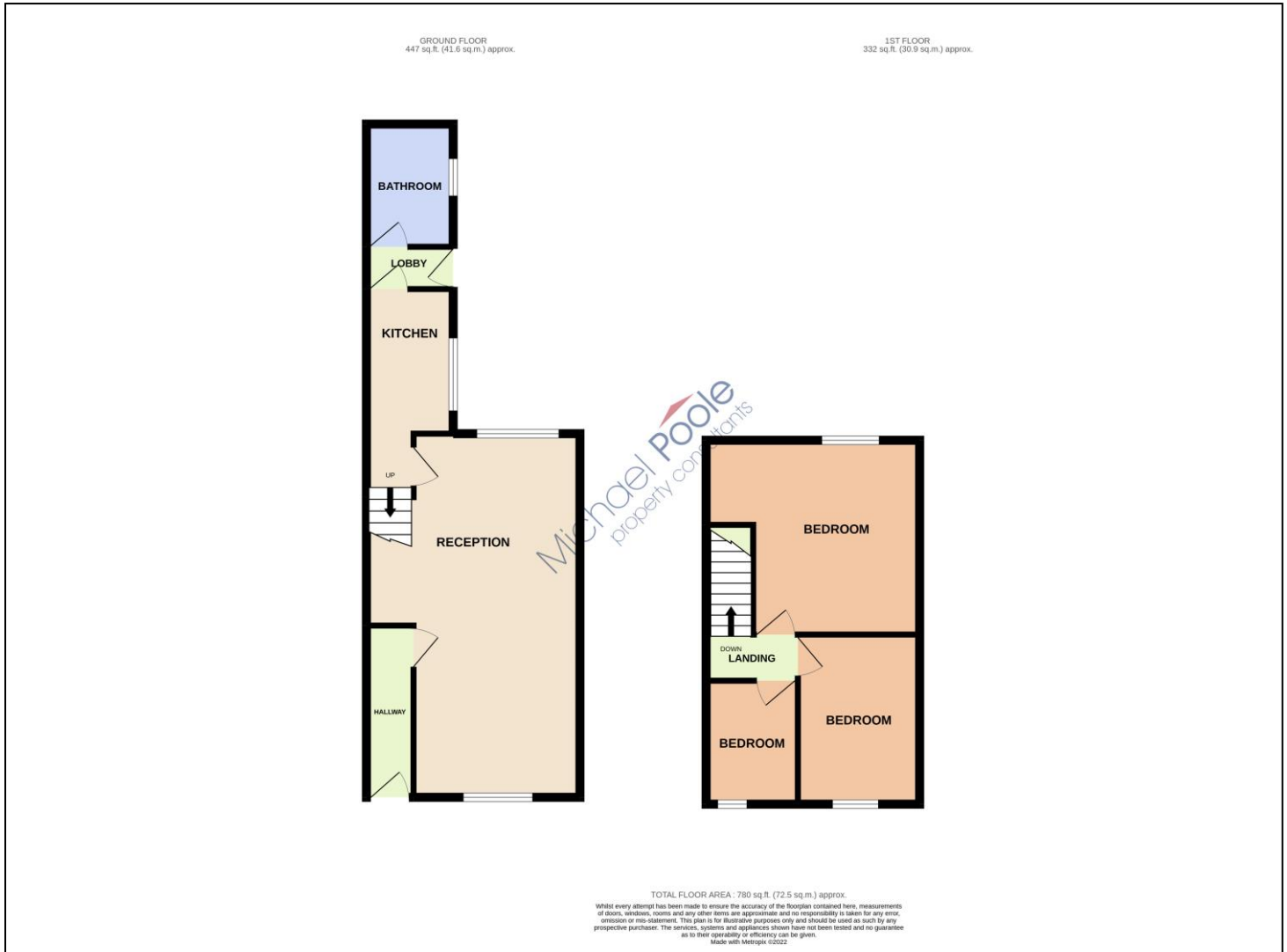
**BEDROOM THREE - 2.6m x 2.03m (8'6" x 6'8")**  
With radiator

**AGENTS REF:** - TM/LS/MID220203/19042022

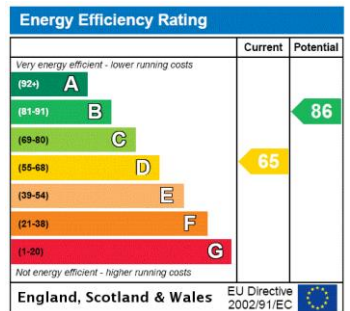
**Council Tax Band:** A      **Tenure:** Freehold

**TO VIEW:** Contact our Middlesbrough office on  
Tel: **01642 254222**





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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