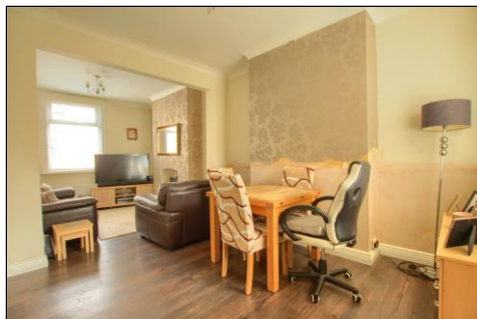


THOMAS STREET, NORTH ORMESBY, MIDDLESBROUGH, TS3 6JE



- ▲ Ideal Buy-to-Let Investment Property to Add to Your Portfolio
- ▲ Gas Central Heating with a Baxi Combi Boiler
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Recent Damp Course in the Dining Room

£55,000

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For Investors looking to add a property to their portfolio, this two bedroom mid terrace will make a great addition. There's a converted loft space accessible via the landing (No Regs).

The property comprises entrance hall, open plan lounge/diner, kitchen, and ground floor WC. On the first floor there are two bedrooms and a bathroom. On the second floor there is a loft space accessible via the landing (No Regs).

GROUND FLOOR

ENTRANCE HALL

With UPVC entrance door, staircase to the first floor, radiator, and woodgrain effect laminate flooring.

LOUNGE - 3.1m x 3.1m (10'2" x 10'2")

With radiator and woodgrain effect laminate flooring.

DINING ROOM - 3.48m x 3.1m (11'5" x 10'2")

With woodgrain effect laminate flooring.

KITCHEN - 4.57m (15') x 2.57m (8'5") reducing to 2.03m (6'8")

With woodgrain effect wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with stainless steel extractor fan and splashback tiles, space for under counter fridge freezer and space for washing machine, stainless steel sink and UPVC door to the rear garden.

WC

With close coupled WC and pedestal wash hand basin.

FIRST FLOOR

LANDING

With loft access.

BEDROOM ONE - 3.1m x 3.4m (10'2" x 11'2")

With radiator and fitted wardrobes.

BEDROOM TWO

With radiator and woodgrain effect laminate flooring.

TO VIEW: Tel: 01642 254222
64-66 Borough Road, Middlesbrough, TS1 2JH

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BATHROOM - 2.67m x 2.06m (8'9" x 6'9")

Comprising close coupled WC, pedestal wash hand basin, bath with shower attachment, and storage cupboard housing the Baxi combi boiler.

EXTERNALLY

REAR COURTYARD

To the rear of the property there is a courtyard with alley access.

AGENTS REF: - TM/LS/MID220454/07022024

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

TO VIEW: Contact our Middlesbrough office on

Tel: **01642 254222**



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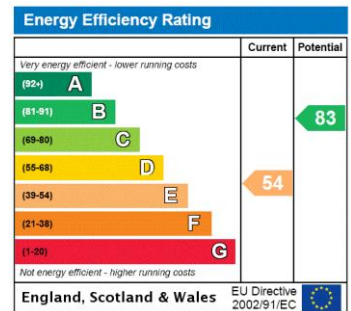


38 Thomas Street



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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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