

**DERWENT STREET, NORTH ORMESBY, MIDDLESBROUGH, TS3 6JB**



- ▲ Ideal Buy-To-Let Investment
- ▲ Central Heating System with a Combi Boiler
- ▲ UPVC Double Glazed Windows
- ▲ Two Bedrooms

**£60,000**

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An ideal buy-to-let investment.

Features include central heating system with a combi boiler and UPVC double glazed windows.

The property comprises vestibule, open plan lounge/diner, kitchen, and bathroom. On the first floor there are two bedrooms of which the smaller provides access to the loft space (no planning regs).

### **GROUND FLOOR**

#### **ENTRANCE VESTIBULE**

With UPVC entrance door.

#### **LOUNGE/DINER - 5.56m (18'3") x 2.44m (8') increasing to 3.43m (11'3")**

With two radiator and electric fire.

#### **KITCHEN - 2.5m x 3.28m (8'2" x 10'9")**

With wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with integrated extractor unit, stainless steel sink, space for washing machine and space for fridge freezer. Radiator, splashback tiles and lino flooring.

#### **BATHROOM - 2.64m x 1.68m (8'8" x 5'6")**

Three piece suite comprising close coupled WC, pedestal wash hand basin, bath with electric shower unit, white tiled walls, tile effect lino flooring and radiator.

### **FIRST FLOOR**

#### **BEDROOM ONE - 3.18m x 3.45m (10'5" x 11'4")**

With radiator.

**TO VIEW:** Tel: 01642 254222  
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**BEDROOM TWO - 3.18m x 2.57m (10'5" x 8'5")**

With wall mounted Main combi boiler, radiator, and access to the loft.

**LOFT - 3.1m x 3.1m (10'2" x 10'2")**

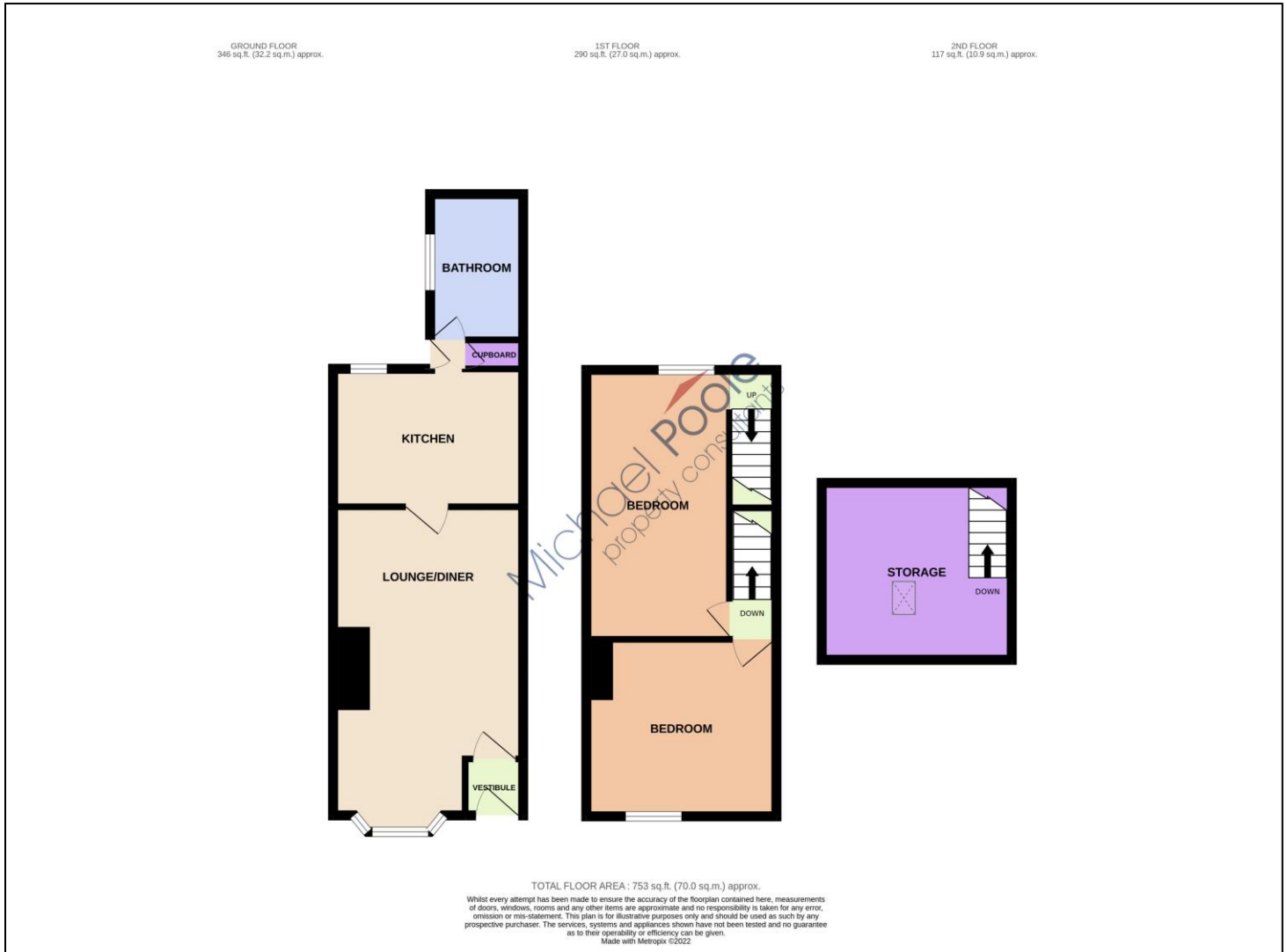
Utilised for storage with sky light.

**AGENTS REF:** - TM/LS/MID220680/01112022

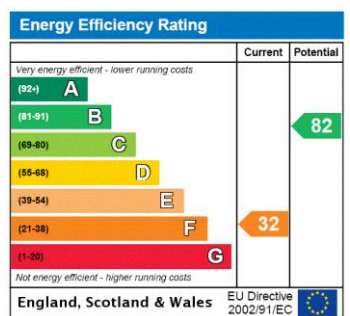
**Council Tax Band:** A   **Tenure:** Freehold

**TO VIEW:** Contact our Middlesbrough office on

Tel: **01642 254222**



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