

WARWICK STREET, MIDDLESBROUGH, TS1 4PA



- ▲ To Be Sold with Tenants in Situ
- ▲ UPVC Double Glazed Windows & Exterior Door

- ▲ Central Heating System with a Combi Boiler
- ▲ Chain Free Sale

£80,000

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An oven ready three-bedroom mid terrace to be sold with tenant in situ. Features include central heating system with a combi boiler, UPVC double glazed windows and exterior doors.

The property comprises entrance hall, open plan lounge/diner, kitchen, and ground floor bathroom with separate WC. On the first floor there are three bedrooms.

GROUND FLOOR

ENTRANCE HALL - 4.17m x 1.07m (13'8" x 3'6")

With UPVC entrance door, radiator, and staircase to the first floor.

LOUNGE/DINING ROOM - 6.8m x 3.25m (22'4" x 10'8")

With two radiators.

KITCHEN - 4.37m x 1.75m (14'4" x 5'9")

White wall, drawer, and floor units with roll edge worktop, electric oven, four ring electric hob, space for fridge freezer, space for washing machine and space for dishwasher. Wall

mounted Main combi boiler, white splashback tiles, tile effect lino flooring, UPVC door to the courtyard and radiator.

BATHROOM - 1.42m x 2.5m (4'8" x 8'2")

Comprising bath with shower extension, pedestal wash hand basin, radiator, tiled walls, and tile effect lino flooring.

WC - 0.79m x 1.63m (2'7" x 5'4")

With close coupled WC and tile effect lino flooring.

FIRST FLOOR

LANDING - With loft access.

BEDROOM ONE - 4.42m x 3.2m (14'6" x 10'6")

With radiator.

BEDROOM TWO - 3.45m x 2.62m (11'4" x 8'7")

With radiator.

BEDROOM THREE - 2.84m x 1.93m (9'4" x 6'4")

With radiator.

TO VIEW: Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

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EXTERNALLY

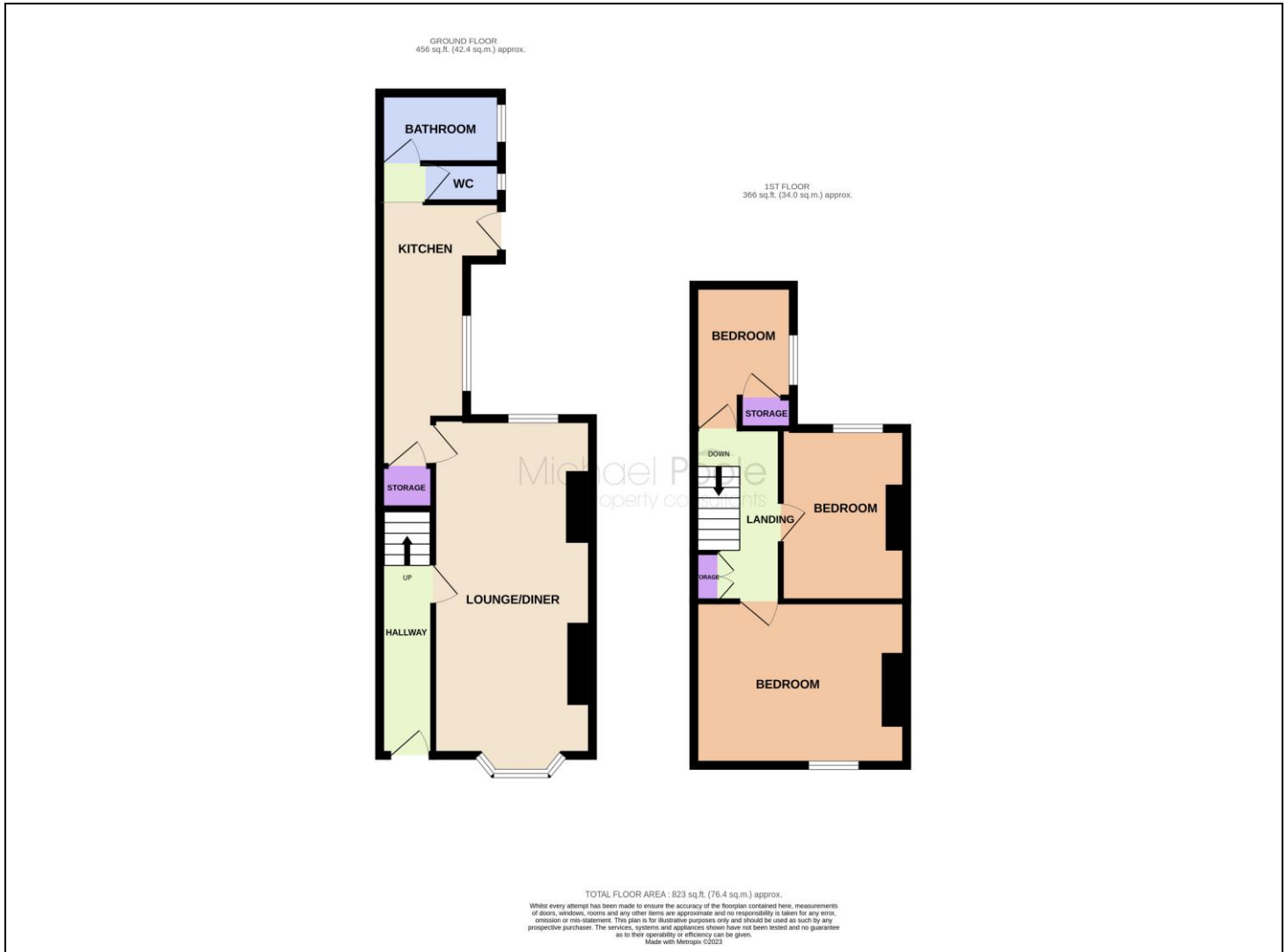
REAR YARD - To the rear of the property there is a courtyard with alley access.

AGENTS REF: - TM/LS/MID230240/30052023

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

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Tel: 01642 254222





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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