

## COSTA STREET, MIDDLESBROUGH, TS1 4PJ



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

**£79,995**

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Attention investors, this oven ready two bedroom property will be a great addition to your portfolio, having seen a refurbishment in recent years.

Features include central heating system with a combi boiler, modern kitchen with cream units, open plan lounge/diner, UPVC double glazed windows and sound proofing in the right hand wall of the property.

#### **GROUND FLOOR**

**ENTRANCE VESTIBULE** - With UPVC entrance door and woodgrain effect laminate flooring.

**LOUNGE/DINER - 6.1m x 3.78m (20' x 12'5")**  
With three radiators, woodgrain effect laminate flooring and staircase to the first floor.

**KITCHEN - 3.48m x 2.06m (11'5" x 6'9")**  
With cream shaker design wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with stainless steel extractor fan, stainless steel sink, space for fridge freezer, space for washing machine, radiator and UPVC door to the rear courtyard.

#### **FIRST FLOOR**

**LANDING** - With access to the boarded loft.

**BEDROOM ONE - 3.12m x 3.1m (10'3" x 10'2")**  
With radiator and built-in wardrobes with sliding doors.

**BEDROOM TWO - 3.05m x 2.82m (10' x 9'3")**  
With radiator.

**BATHROOM - 2.18m x 3.25m (7'2" x 10'8")**  
Comprising close coupled WC, pedestal wash hand basin, shower bath, red tile effect plastic clad walls and laminate flooring.

#### **EXTERNALLY**

**REAR COURTYARD** - To the rear there is a rear courtyard with access to the alleyway.

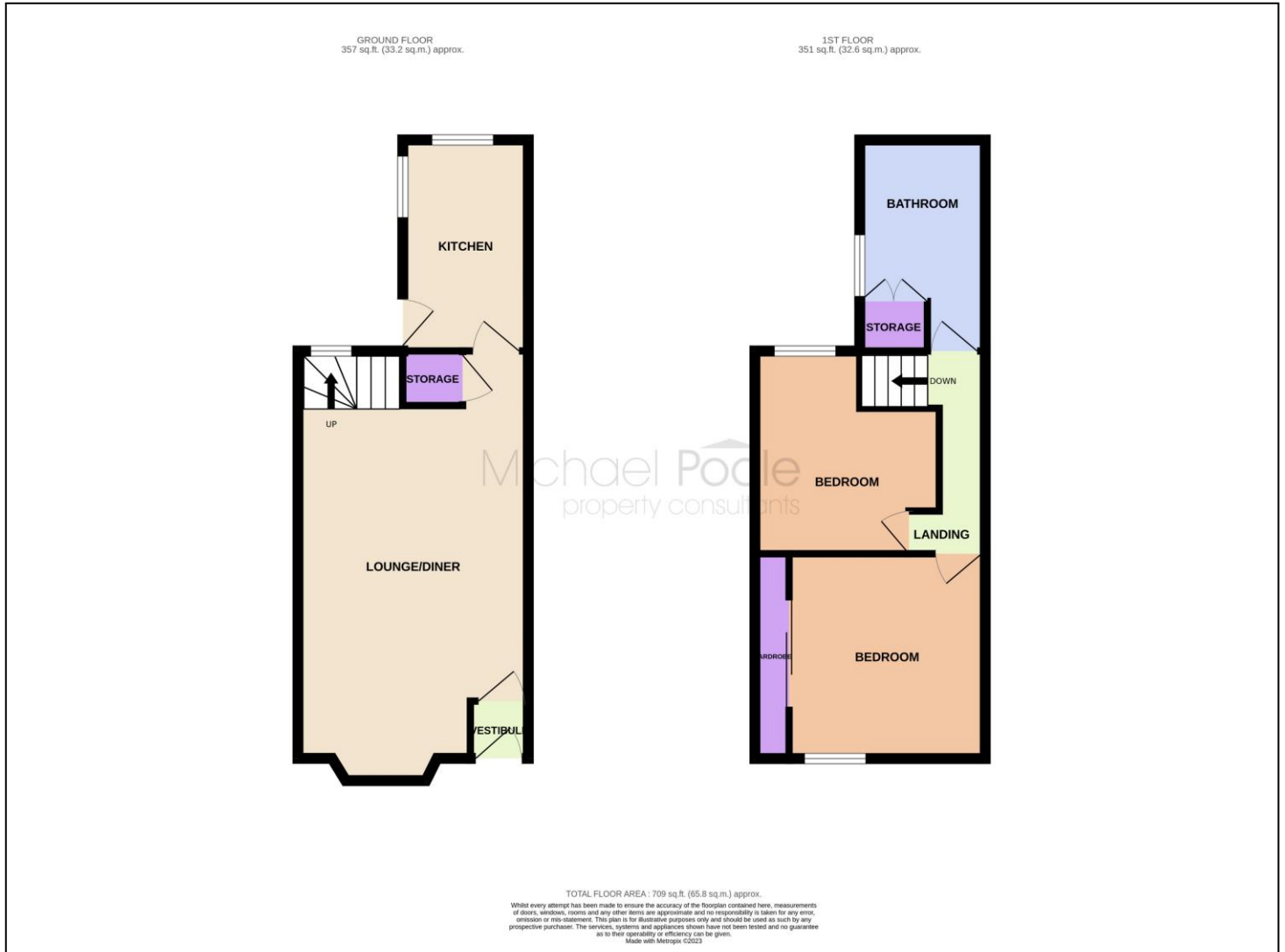
**AGENTS REF:** - TM/LS/MID230248/24052023

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

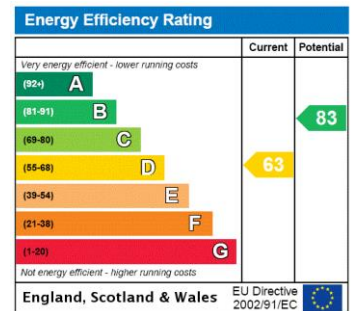
**TO VIEW:** Tel: 01642 254222  
64-66 Borough Road, Middlesbrough, TS1 2JH

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