

BENEDICT STREET, NORTH ORMESBY, MIDDLESBROUGH, TS3 6DT



- ▲ Chain Free Sale
- ▲ Central Heating with a Combi Boiler
- ▲ Handy Loft Space Accessible Via Second Bedroom (No Regs)
- ▲ Two Double Bedrooms
- ▲ UPVC Double Glazed Windows & Exterior Doors

£62,500

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Chain Free Sale! A loving and well looked after two bedroom mid terrace with separate lounge and dining room, two double bedrooms, handy loft space accessible via second bedroom (no regs) and gas central heating with a combi boiler.

The property comprises, entrance vestibule, lounge, dining room, kitchen, and bathroom to the rear. On the first floor there are two double bedrooms. The second floor loft space is accessible via the second bedroom (No regs).

GROUND FLOOR

ENTRANCE VESTIBULE

With UPVC entrance door.

LOUNGE - 3.66m x 3.73m (12' x 12'3")

With gas fire in surround and radiator.

DINING ROOM - 2.6m x 3.66m (8'6" x 12')

With staircase to the first floor, under stairs cupboard and radiator.

KITCHEN - 1.98m x 1.9m (6'6" x 6'3")

With wall and floor units, roll edge worktop, space for freestanding gas cooker, stainless steel sink, and UPVC door to the rear garden.

BATHROOM - 1.7m x 2.34m (5'7" x 7'8")

Comprising low level WC, bath with electric shower unit, and pedestal wash hand basin.

FIRST FLOOR

LANDING

BEDROOM ONE - 3.05m x 3.66m (10' x 12')

With radiator and built-in wardrobes with sliding doors.

BEDROOM TWO - 3.38m x 2.8m (11'1" x 9'2")

With radiator and connecting door to

LOFT SPACE - 2.77m x 2.9m (9'1" x 9'6")

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64-66 Borough Road, Middlesbrough, TS1 2JH

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EXTERNALLY

REAR COURTYARD

To the rear there is a small courtyard with alley access.

AGENTS REF: - TM/LS/MID230549/15112023

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

TO VIEW: Contact our Middlesbrough office on

Tel: 01642 254222

7 Benedict Street



GROUND FLOOR FIRST FLOOR LOFT

Not to Scale. Produced by The Plan Portal 2023
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(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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