

PELHAM STREET, MIDDLESBROUGH, TS1 4DJ



- ▲ Three Bedroom End of Terrace Home Appealing to A Variety of Buyers
- ▲ Ideally Positioned on The Doorstep of Middlesbrough's Shops, Amenities & Transport Links
- ▲ Spacious Bay Fronted Lounge Dining Room
- ▲ Kitchen with A Range of Fitted Units
- ▲ Ground Floor Bathroom
- ▲ Two First Floor Double Bedrooms & Loft Room
- ▲ Gas Central Heating via Combination Boiler & Double Glazing
- ▲ Enclosed Yard with Rear Access & Storage
- ▲ On-Street Permit Parking

£80,000

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A three bedroom end of terrace home appealing to a variety of buyers and ideally positioned on the doorstep of Middlesbrough's shops, amenities, and transport links.

GROUND FLOOR

LOUNGE/DINING ROOM - 3.7m x 6.63m (12'2" x 21'9")

KITCHEN - 1.88m x 4.32m (6'2" x 14'2")

BATHROOM - 1.93m x 1.8m (6'4" x 5'11")

FIRST FLOOR

BEDROOM ONE - 3.4m x 2.84m (11'2" x 9'4")

BEDROOM TWO - 3.43m x 2.77m (11'3" x 9'1")

LOFT ROOM - 3.38m x 5.36m (11'1" x 17'7")

EXTERNALLY

PARKING

On street permit parking.

ENCLOSED REAR YARD

Secure enclosed rear yard with external storage and alley access.

AGENTS REF: - JF/LS/MID230572/26092023

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

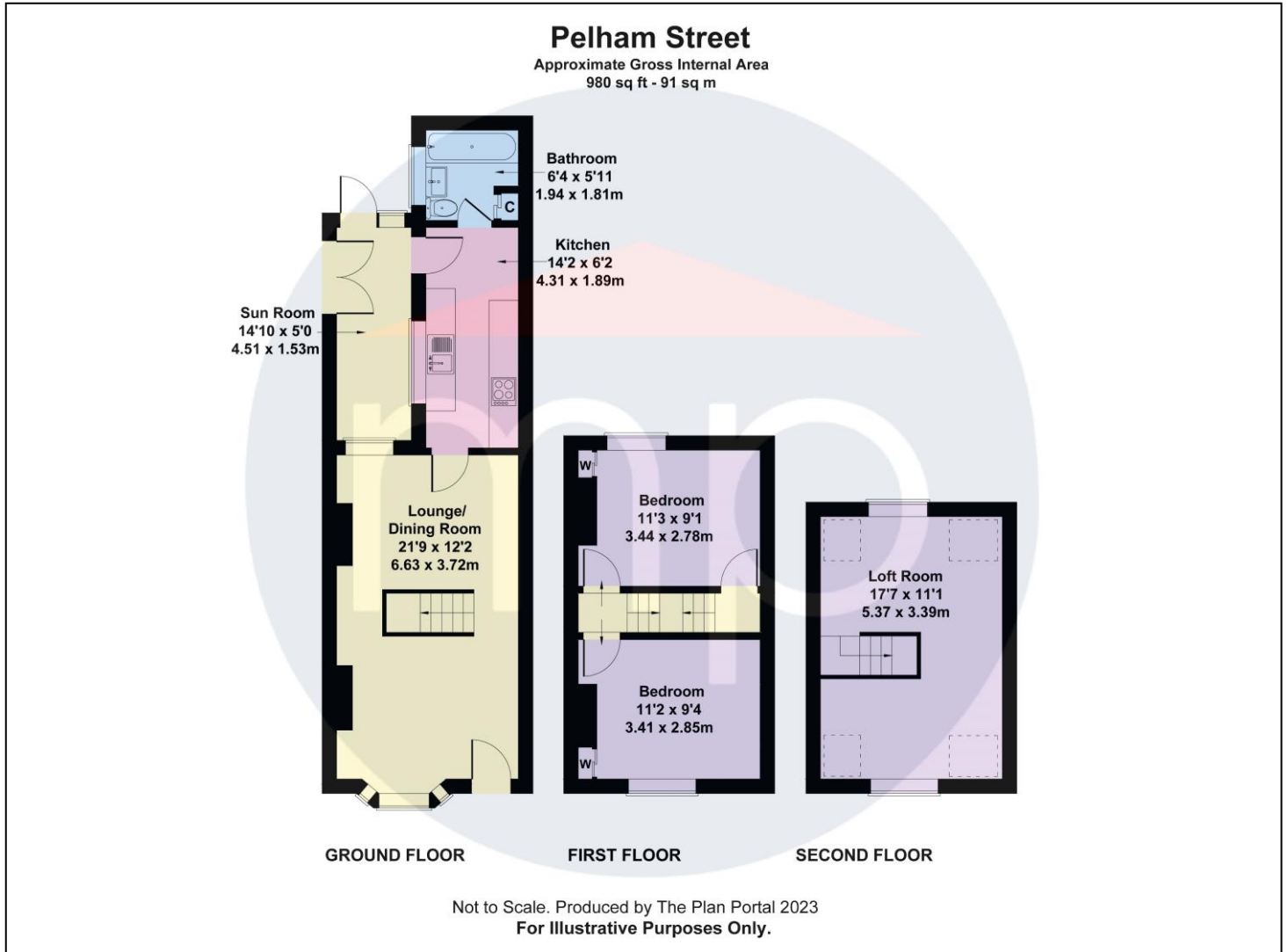
TO VIEW: Contact our Middlesbrough office on

Tel: **01642 254222**

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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