

## AIRE STREET, MIDDLESBROUGH, TS1 4PG



- ▲ Chain Free!
- ▲ As Ready as Buy-To-Let Properties Come
- ▲ Ideal to Add to Your Portfolio
- ▲ Featuring Two Double Bedrooms

- ▲ Central Heating System with a Combi Boiler
- ▲ UPVC Double Glazed Windows.

**£77,500**

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Available as a chain free sale, this two-bedroom mid terrace property is going to make an ideal buy-to-let investment.

Features include two double bedrooms, modern kitchen and bathroom, central heating system with a combi boiler and UPVC double glazed windows.

The property briefly comprises entrance vestibule, hallway, open plan lounge/dining room & kitchen. On the first floor there are two double bedrooms and a bathroom with a four-piece suite

**GROUND FLOOR**

**ENTRANCE VESTIBULE** - UPVC entrance door.

**HALLWAY** - Radiator and stairs leading to the first floor.

**LOUNGE - 2.84m x 3.28m (9'4" x 10'9")**  
Radiator and electric flame effect fire.

**DINING ROOM - 3.8m (12'6") reducing to 2.84m (9'4") x 3.58m (11'9")**  
Radiator.

**KITCHEN - 3.66m x 2.18m (12' x 7'2")**  
Fitted with grey wall, drawer and floor units, space for cooker, space for fridge freezer, stainless steel sink with mixer tap, and radiator. Solid hardwood door leading to the rear yard.

**FIRST FLOOR**

**LANDING** - With loft access via a drop-down ladder.

**BEDROOM 1 - 3.28m x 3.84m (10'9" x 12'7")**  
Radiator.

**BEDROM 2 - 2.24m x 3.23m (7'4" x 10'7")**  
Radiator.

**BATHROOM - 3.66m x 2.18m (12' x 7'2")**  
With a modern white four-piece suite comprising; close coupled toilet, pedestal wash basin and mixer tap, bath,

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cubicle shower with Triton electric shower unit, radiator, and tiled effect vinyl flooring.

**EXTERNALLY** - To the rear of the property there is a small rear courtyard with access to the rear alley.

**AGENTS REF:** - TM/GD/MID230724/30012024

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

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

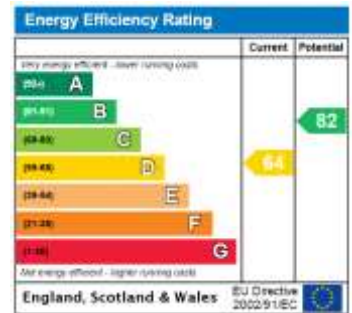
Tel: **01642 254222**

92 Aire Street



Not to Scale. Produced by The Plan Portal 2024  
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