

BROMPTON STREET, LINTHORPE VILLAGE, MIDDLESBROUGH, TS5 6BJ



- ▲ Chain Free Sale
- ▲ Gas Central Heating with a Combi Boiler
- ▲ Open Plan Lounge/Diner

- ▲ Potential to be a Three Bedroom Home
- ▲ Ground Floor Wet Room & First Floor Bathroom

£84,950

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A great buy to let investment purchase featuring gas central heating with a combi boiler, open plan lounge/diner, ground floor wet room as well as a first-floor bathroom. Potential to become a three-bedroom home.

The property comprises entrance hall, open plan lounge/diner, kitchen, and ground floor wet room. On the first floor there are two bedrooms and a bathroom.

GROUND FLOOR

ENTRANCE VESTIBULE - With solid hardwood door.

HALLWAY - With staircase to the first floor, radiator, and woodgrain effect laminate flooring.

LOUNGE - 2.8m x 3.2m (9'2" x 10'6")
With radiator and we laminate flooring.

DINING ROOM - 4.4m x 3.84m (14'5" x 12'7")
With gas fire in surround, radiator, and woodgrain effect laminate flooring.

KITCHEN - 2.51m x 2.36m (8'3" x 7'9")

With cream wall, drawer, and floor units, roll edge worktop, electric oven, four ring electric hob, sink with drainer, splashback tiles, and space for fridge freezer and washing machine.

LOBBY - With solid hardwood door to the rear yard.

WET ROOM - 3.2m x 2.06m (10'6" x 6'9")

With low level WC, wall mounted wash hand basin, Triton Enrich electric shower unit, white splashback tiles, extractor fan, non-slip flooring and radiator.

FIRST FLOOR

LANDING -

BEDROOM ONE - 3.23m x 3.8m (10'7" x 12'6")

With radiator and woodgrain effect laminate flooring.

BEDROOM TWO - 2.18m x 3.58m (7'2" x 11'9")

With radiator and woodgrain effect laminate flooring.

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

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BATHROOM - 2.64m x 2.51m (8'8" x 8'3")

Comprising low level WC, pedestal wash hand basin, bath, cupboard housing the combi boiler, radiator, and tile effect lino flooring.

EXTERNALLY

REAR YARD - To the rear there is a yard area with access to the alleyway.

AGENTS REF: - TM/LS/MID240036/22022024

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

TO VIEW: Contact our Middlesbrough office on

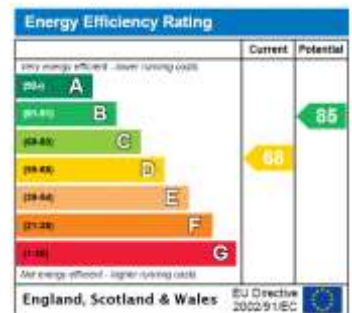
Tel: **01642 254222**

44 Brompton Street



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