

## WARWICK STREET, MIDDLESBROUGH, TS1 4NX



- ▲ 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 & Exterior Doors
- ▲ Vacant Possession from 17th April

**£75,000**

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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, lounge, dining room and kitchen. On the first floor there are two double bedrooms and a bathroom.

**GROUND FLOOR**

**ENTRANCE VESTIBULE**

With UPVC entrance door.

**HALLWAY**

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

**LOUNGE - 3.25m x 3.23m (10'8" x 10'7")**

With radiator.

**DINING ROOM - 3.66m x 3.25m (12' x 10'8")**

With radiator.

**KITCHEN - 3.07m x 1.83m (10'1" x 6')**

With white high gloss floor and drawer units, roll edge worktops, space for freestanding gas cooker, space for washing machine, stainless steel sink, combi boiler, and UPVC door to the rear garden.

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 3.23m x 4.04m (10'7" x 13'3")**

With radiator and two storage cupboards.

**BEDROOM TWO - 3.38m x 2.57m (11'1" x 8'5")**

With radiator.

**BATHROOM - 2.87m x 1.88m (9'5" x 6'2")**

Comprising close coupled WC, pedestal wash hand basin, bath, radiator, and tile effect lino flooring.

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

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**EXTERNALLY**

**REAR COURTYARD**

To the rear there is a small courtyard with access to the alleyway.

**AGENTS REF:** - TM/LS/NUN240111/26022024

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

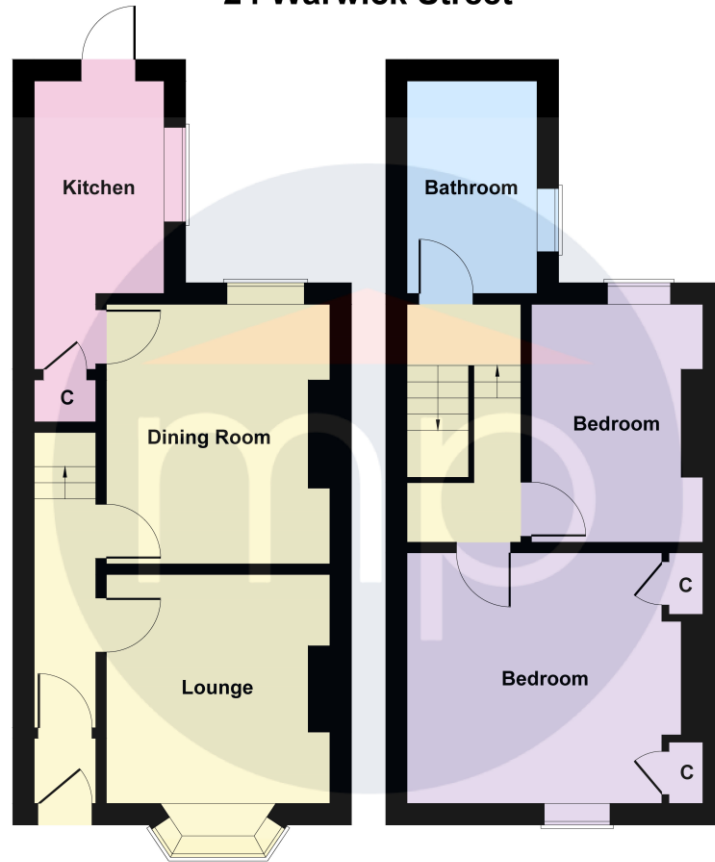
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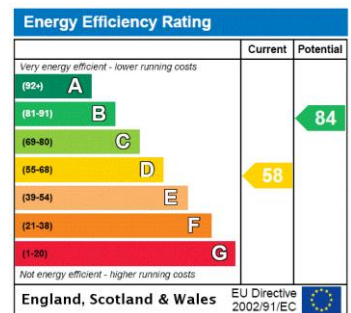


**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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