

FOR SALE



Laycock Street, Middlesbrough

4 Bedrooms, 1 Bathroom, Mid Terraced House

£125,000



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4 Bedrooms, 1 Bathroom

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- Rear Garden
- Off Road Parking / Driveway
- Three First Floor Bedroom's
- Additional Ground Floor Bedroom / Study
- Popular Location



FULL DESCRIPTION Martin and Co are delighted to bring to the market this recently refurbished Four Bedroom Mid-Terraced Property. Located in the popular residential area of Newport, the property is ideally situated near local amenities, schools, commuting routes and Teesside University. Briefly comprising; Entrance Hall, Lounge, Dining Room, Kitchen, ground floor Bedroom which could also be used as a study if required, Three further Bedroom's to the first floor along with a newly fitted Bathroom and W/C. Benefitting from off street parking and a rear garden. The property would be an ideal investment opportunity purchase for a first time buyer. Call Martin and Co 01287 631254.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL uPVC entrance door, carpet flooring and stairs leading to the first floor.

LOUNGE 12' 8" x 11' 4" (3.88m x 3.46m) To front aspect. Ceiling cornice, fire surround incorporating gas fire, carpet flooring, central heating radiator and uPVC window.

DINING ROOM 7' 10" x 8' 4" (2.39m x 2.55m) To rear aspect. Carpet flooring, central heating radiator and large understairs cupboard housing meters.

BEDROOM 4 / STUDY 7' 9" x 8' 5" (2.38m x 2.59m) To rear aspect. Carpet flooring, central heating radiator and uPVC window.

KITCHEN 13' 7" x 6' 11" (4.15m x 2.12m) To rear aspect. Range of wall, base and drawer units with light wood effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate surfaces, ceramic hob,



electric oven, extractor hood, space for fridge freezer, space for washing machine, wall mounted Mains gas central heating boiler, tiled flooring, central heating radiator, uPVC window and door leading to rear garden.

FIRST FLOOR

LANDING With loft access and carpet flooring.

BEDROOM ONE 12' 9" x 10' 6" (3.90m x 3.22m) To front aspect. Carpet flooring, central heating radiator and uPVC window.

BEDROOM TWO 9' 8" x 8' 3" (2.97m x 2.52m) To front aspect. Carpet flooring, central heating radiator and uPVC window.

BEDROOM THREE 7' 9" x 10' 9" (2.38m x 3.30m) To rear aspect. Carpet flooring, central heating radiator, storage cupboard and uPVC window.

BATHROOM 6' 3" x 5' 2" (1.91m x 1.59m) Fully clad. White suite comprising: pedestal sink, panelled bath with mains powered shower over, glazed side screen, vinyl flooring, central heating radiator, airing cupboard and uPVC window.

W/C Fully clad. Low level WC with push button flush and uPVC window.

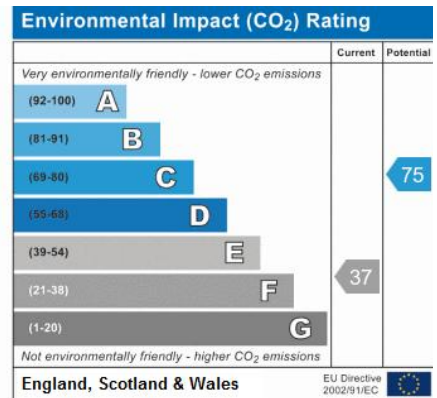
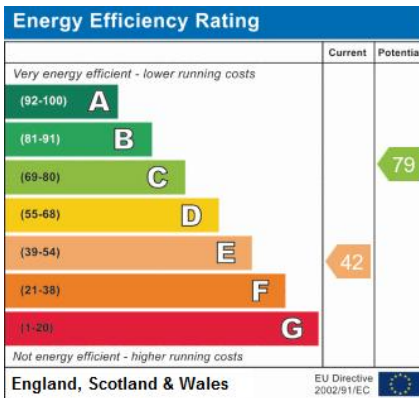
EXTERNALLY

GARDEN The fence enclosed rear garden is mainly laid to lawn with a paved patio area and a variety of shrubs, bushes and plants. Cold water external tap. Access gate.

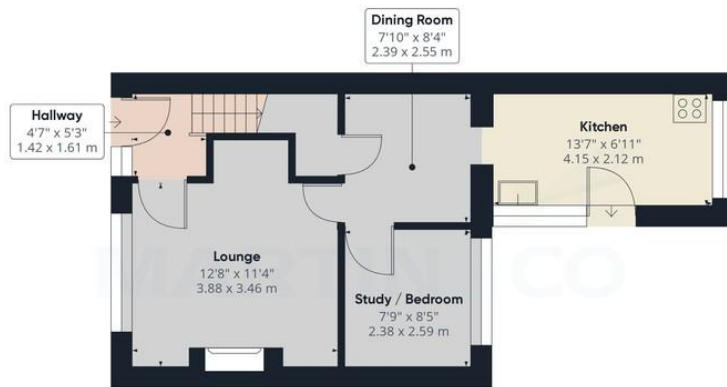
PARKING Provided Parking to front of the property.

PLEASE NOTE This property is owned by a member of staff.

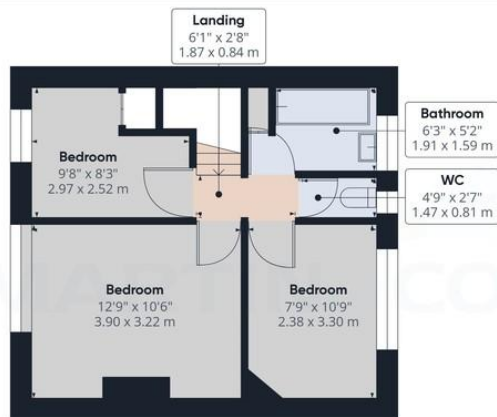








Ground Floor



Floor 1

Approximate total area[®]
803.9 ft²
74.68 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.