



197 Union Street

, Middlesbrough, TS1 4EF

Offers in excess of £60,000

A WELL LOOKED AFTER SPACIOUS TWO BEDROOM MID TERRACED PROPERTY LOCATED ON THE OUTER EDGE OF MIDDLESBROUGH 'GRESHAM' SIDE OF THE TOWN CENTRE, TS1. THE PROPERTY HAS BEEN UPGRADED AND WELL MAINTAINED BY A FORMER LIVE-IN OWNER. THE PROPERTY IN BRIEF COMPRISES AN ENTRANCE HALL, A WELL SIZED FRONT RECEPTION ROOM, A SPACIOUS SECOND RECEPTION ROOM TO THE REAR, A MODERN KITCHEN WITH HIGH GLOSS FINISH UNITS, AND A HIGHLY SPACIOUS WELL EQUIPPED SHOWER ROOM WITH MODERN WHITE SUITE AND A STEP IN SHOWER CUBICAL. TO THE FIRST FLOOR ARE TWO WELL PRESENTED DOUBLE SIZED BEDROOMS. THE PROPERTY WOULD LIKELY GENERATE A RENTAL INCOME OF AROUND £600-625 PCM AS A SINGLE DWELLING, OR COULD BE FAR MORE LUCRATIVE AS SINGLE ROOM LET PROPERTY TAPPING IN TO THE UNIVERSITY / STUDENT MARKET. A ROOM RATE OF AROUND £80 PER WEEK INC BILLS.

- This property is located within an 'Article 4' area. Please consult the Middlesbrough council website for further information
- Gas central heating and double glazing
- A stand out quality shower room to the ground floor which is highly spacious and immaculately presented
- Modern decoration throughout
- Sold with VACANT POSSESSION & NO ONWARD CHAIN
- EPC RATING TBC - The survey is being carried out the week starting 9th June 2025
- ** A BUYERS PREMIUM IS PAYABLE ON THIS PROPERTY - DUE ON COMPLETION. PLEASE CONTACT US FOR MORE INFORMATION **

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.