



Ingram Road, Middlesbrough TS3 7BU

welcome to

Ingram Road, Middlesbrough

- ATTENTION INVESTORS
- SOLD WITH TENANT IN SITU
- RENTAL YIELD 7.7%
- TWO RECEPTION ROOMS
- TWO BEDROOMS

Tenure: Freehold EPC Rating: D

£85,000

Entrance Porch

Entered via UPVC double glazed door and UPVC double glazed windows.

Entrance Hall

Stairs to first floor and radiator.

Kitchen

10' 9" x 8' 8" (3.28m x 2.64m)
UPVC double glazed window to rear, wall and base units with complimentary work surfaces, boiler, UPVC door to side, recess for under counter fridge/freezer, integral electric oven., four ring electric hob, plumbing for washing machine, 1 1/2 sink/drainers with mixer tap and archway leading to:

Dining Room

10' 6" x 7' 1" (3.20m x 2.16m)
UPVC double glazed window to rear and radiator.

Lounge

11' 5" (Into recess) x 11' 10" (3.48m (Into recess) x 3.61m)
UPVC double glazed window to front, TV point, telephone point and radiator.

Landing

UPVC double glazed window to side.

Bedroom 1

15' x 9' 11" (4.57m x 3.02m)
UPVC double glazed window to front, storage cupboard and radiator.

Bedroom 2

11' 2" x 10' (3.40m x 3.05m)
UPVC double glazed window to rear, storage cupboard and radiator.

Bathroom

WC, wash hand basin, bath with shower over, UPVC double glazed window to side, spotlights and chrome heated towel rail.

Externally

Front Garden

Lawned garden, WC, shed with UPVC double glazed window to front and storage cupboard

Rear Garden

Lawned rear garden.

view this property online mannersandharrison.co.uk/Property/MAR109400



Property Ref:
MAR109400 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



manners & harrison



01642 311133



Marion@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX



mannersandharrison.co.uk