



**South View Terrace ,Middlesbrough TS3 6PT**

**welcome to**

## **South View Terrace, Middlesbrough**

An ideal investment property ready to move into, situated on single row of terraced houses, overlooking the school. Externally this home has an enclosed rear yard with on street parking to the front.

### **Entrance Hall**

Entered via wooden single glazed door, hallway leads into lounge.

11' 8" (into robe space) x 10' 7" (max) ( 3.56m (into robe space) x 3.23m (max) )  
Skylight windows to front, wardrobe space, radiator.

### **Lounge**

17' (into bay) x 11' 11" (max) ( 5.18m (into bay) x 3.63m (max) )

Radiator UPVC double glazed bay window to front, electric fire with decorative surround, TV point, telephone point.

### **Kitchen**

12' 9" (max) x 9' 2" (max) ( 3.89m (max) x 2.79m (max) )

Range of wall and base units with complimentary working surfaces, for ring hob, 1 1/2 bowl sink with draining board and mixer tap, wooden single glaze window to rear, under stairs storage, stairs to first floor.

### **Bathroom**

Low level low flush wc, wash hand basin with mixer tap, bath with mixer tap and wall mounted shower, wooden single glazed window to side, cladded walls.

### **First Floor Landing**

stairs to second floor from kitchen, wooden single glazed window to rear.

### **Bedroom 1**

11' 11" (max) x 11' (max) ( 3.63m (max) x 3.35m (max) )

UPVC double glazed window to front, radiator, built in wardrobe.

### **Bedroom 2**

10' 11" (max) x 7' 1" (max) ( 3.33m (max) x 2.16m (max) )

Wooden single glazed window to rear, radiator.

### **Second Floor**

#### **Bedroom 3**



## Externally

### Front Garden

on-street parking, small front palisade.

### Rear Garden

Enclosed rear yard.



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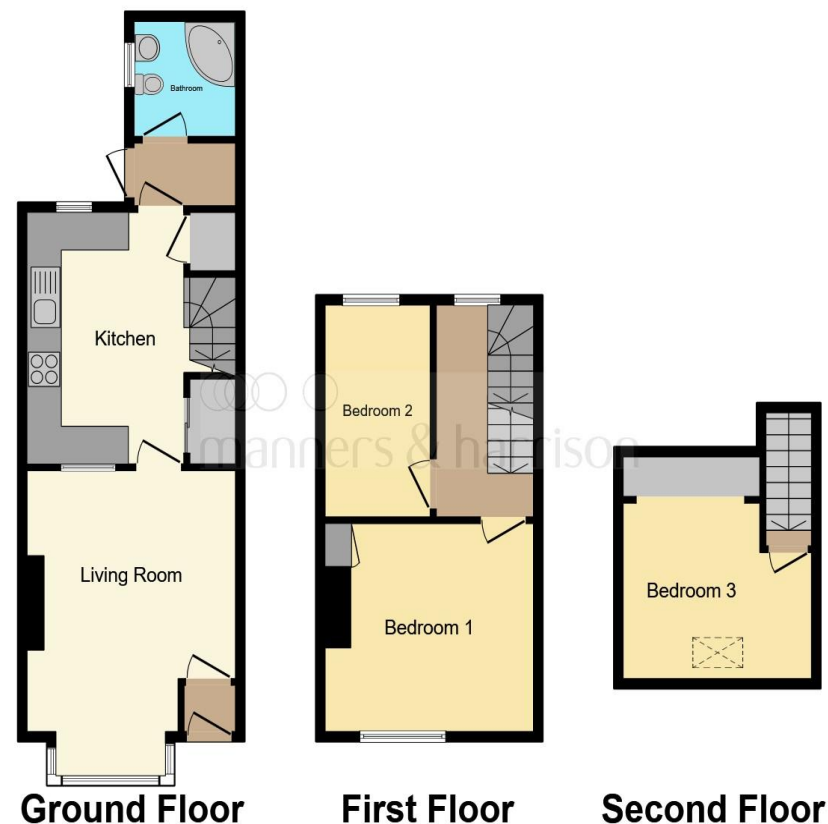
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## South View Terrace, Middlesbrough

- IDEAL INVESTMENT PROPERTY
- READY TO MOVE INTO
- FITTED KITCHEN
- WELL PROPORTIONED BEDROOMS
- ENCLOSED REAR YARD

Tenure: Freehold EPC Rating: E

**£75,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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