



**Fern Street, Middlesbrough TS1 3DX**

**welcome to**

## **Fern Street, Middlesbrough**

This well-maintained 2-bedroom terraced house, located in Middlesbrough, offers an ideal investment opportunity. With its proximity to local amenities, transport links, and the university, this property promises great rental potential.

### **Entrance Hall**

Entered via UPVC door into hallway, radiator, stairs to first floor.

### **Lounge**

11' 1" (into recess) x 10' 9" ( 3.38m (into recess) x 3.28m )  
UPVC double glazed bay window to front, TV point, telephone point, radiator.

### **Dining Room**

11' 1" x 11' 5" ( 3.38m x 3.48m )  
UPVC double glazed window to rear, radiator.

### **Kitchen**

14' 6" x 8' 2" ( 4.42m x 2.49m )  
Range of base and wall units, complementary work surfaces, sink with draining board and mixer tap, UPVC double glazed window to rear, integral electric oven, extractor fan, four ring gas hob, plumbing for washing machine, combi boiler, UPVC double glazed door leading to rear yard.

### **Landing**

Void loft access, storage cupboard.

### **Bedroom 1**

14' 9" x 10' 9" ( 4.50m x 3.28m )  
UPVC double glazed window to front, radiator.

### **Bedroom 2**

11' 5" x 11' 8" ( 3.48m x 3.56m )  
UPVC double glazed window to rear, radiator.

### **Bathroom**

Single shower cubicle with wall mounted shower, bath with mixer tap, UPVC double glazed window to rear, radiator, storage cupboard.

### **Externally**

#### **Front Garden**

Flat fronted, on street parking.

#### **Rear Yard**





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## Fern Street, Middlesbrough

- IDEAL FOR INVESTMENT OPPORTUNITY
- UP TO 10.8% YIELD
- TOWN CENTRE LOCATION
- WELL APPOINTED KITCHEN
- TWO GENEROUS BEDROOMS

Tenure: Freehold EPC Rating: E

**£80,000**



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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