

\*\*\* IDEAL FOR FIRST TIME BUYER OR INVESTOR FOR BUY-TO-LET \*\*\*  
 \*\*\* POTENTIAL FOR HMO DEVELOPMENT \*\*\*  
 \*\*\* SOLD AS SEEN \*\*\*

New to the Market, this two bedroom end terraced property located close to Teesside University & Middlesbrough Town Centre. This property is an ideal purchase for an investor looking for a buy-to-let or potential HMO development.

The property briefly comprises of; Hallway, Living Room, Separate Dining Room, Kitchen, Ground Floor Bathroom, and Two Bedrooms to the First Floor and Fixed Staircase to Loft Space.

The rear of the property has an enclosed Yard with on-street parking to the front of the property.

Early viewings are advised, call Smith & Friends Estate Agents - Middlesbrough to arrange a viewing.

**Maple Street, Middlesbrough, TS1 3DS**  
**2 Bed - House - End Terrace**  
**£75,000**  
**EPC Rating: E**  
**Council Tax Band: A**  
**Tenure: Freehold**

 **SMITH &  
FRIENDS**  
ESTATE AGENTS

Maple Street, Middlesbrough, TS1 3DS

GROUND FLOOR

- Entrance Hall
- Living Room  
10'2" x 9'3" (3.12m x 2.83m)
- Separate Dining Room  
10'5" x 11'8" (3.18m x 3.57m)
- Kitchen  
10'1" x 5'11" (3.09m x 1.82m)
- Bathroom  
6'8" x 6'0" (2.04m x 1.85m)

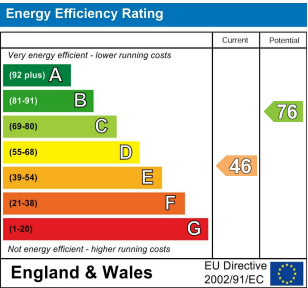
FIRST FLOOR

- Bedroom 1  
10'3" x 11'8" (3.14m x 3.58m)
- Bedroom 2  
10'4" x 9'9" (3.16m x 2.99m)

SECOND FLOOR LOFT SPACE  
10'4" x 11'9" (3.15m x 3.60m )



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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