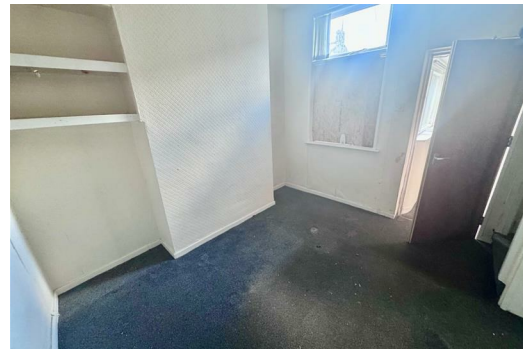




SMITH & FRIENDS are delighted to welcome this spacious two bedroom end-of-terrace property located in the heart of central Middlesbrough, just a short walk from Teesside University and local amenities. This characterful home offers generous living space and retains many period features, but now requires full modernisation, presenting an excellent investment opportunity. Ideal for investors or developers, the property offers scope for conversion (subject to the necessary building regulations and planning permissions), and may be well-suited for a student let due to its proximity to the university campus. Internally, the accommodation spans multiple levels, offering versatile space with potential to create multiple bedrooms or units, subject to approval. Externally, being an end-terrace provides the advantage of side access.

Maple Street, Middlesbrough, TS1 3DS
2 Bed - House - Terraced
£70,000
EPC Rating: E
Council Tax Band: A
Tenure: Freehold



Maple Street, Middlesbrough, TS1 3DS

- Entrance Hall
- Reception Room
8'7" x 10'10" (2.62m x 3.32m)
- Dining Room
10'9" x 12'2" (3.29m x 3.72m)
- Kitchen
8'7" x 6'2" (2.62m x 1.88m)
- Shower Room
5'0" x 7'4" (1.53m x 2.25m)
- Bedroom
11'0" x 10'4" (3.36m x 3.16m)
- Bedroom
6'11" x 10'9" (2.11m x 3.29m)
- Attic Room
10'11" x 12'4" (3.34m x 3.76m)



Maple Street Middlesbrough TS1 3DS

Approximate Gross Internal Area
904 sq ft - 84 sq m



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		53
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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