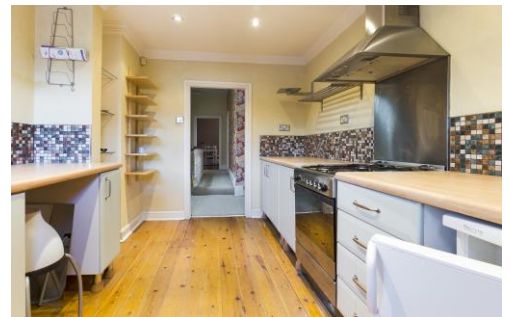


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49 Queens Road, Linthorpe, Middlesbrough, TS5 6EF



Price: £125,000



01642 245 796
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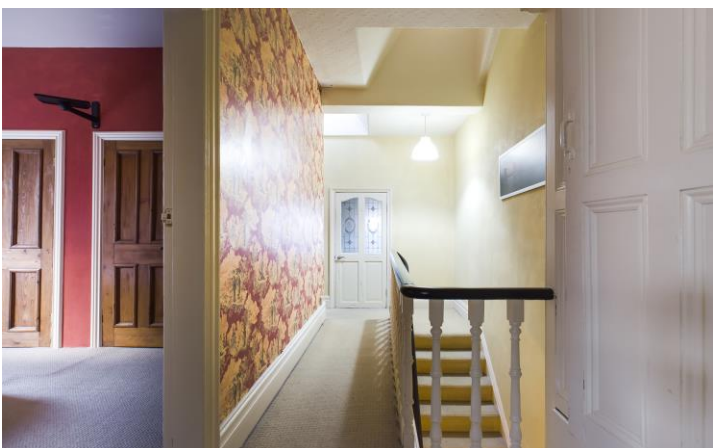
Key Features:

- Recently used as 2 separate flats
- Ideal investment opportunity
- Great Linthorpe location close to schools
- Gas central heating with combi boiler
- Option to return to a 3 bed family home
- Viewing highly recommended



Property Description:

This spacious property has until recently been used as two separate flats with the option to return to a three bedroom family home with a little work if required. It currently features a communal entrance door with private door to the ground floor flat which comprises: Lounge with Bay window, dining room with kitchen off, Bedroom and a bathroom. The first floor features a lounge/possible bedroom one, two further bedrooms, kitchen and a bathroom. There is a yard to rear with a external staircase to the first floor flat. Viewing is highly recommended to appreciate the options on offer. NOTE: There are two separate titles with 2 separate council tax accounts, one on each flat.



49 Queens Road, Linthorpe, Middlesbrough, TS5 6EF

TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Performance Certificate		
49a, Queens Road, MIDDLESBROUGH, TS5 6EF		
Current Rating: C	Current Energy Cost: £ 2,034	Current CO2 Emissions: 4.67 tCO2e
Potential Rating: B	Potential Energy Cost: £ 1,388	Potential CO2 Emissions: 3.18 tCO2e
Estimated energy costs of this home Heating: £ 1,168 over 3 years Hot Water: £ 229 over 3 years Total: £ 1,397 over 3 years		
Energy Efficiency Rating The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.		
Top actions you can take to save money and make your home more efficient		

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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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