

# STUART EDWARDS



## Essex Street , Middlesbrough TS14PS

- SUBSTANTIAL MID TERRACED HOUSE
  - 3 BEDROOMS
- KITCHEN & ULITY ROOM WITH APPLIANCES
  - DRESSING ROOM
  - GAS CH & UPVC DOUBLE GLAZING
- OVER THREE FLOORS
- LOUNGE & DINING ROOM
- BATHROOM & EN-SUITE
- ON STREET PARKING
- NO ONWARD CHAIN

£119,950





#### **FULL DESCRIPTION**

Deceptively spacious mid terraced house, situated over three floors. Affordably priced, this is an ideal first time buyer property or investment opportunity, conveniently located in the centre of Middlesbrough.

This substantial home comprises, lounge, dining room opening onto the fitted kitchen with appliances and a useful utility room. To the first floor there's a main bathroom, double bedroom and a further large bedroom with dressing room and en-suite bathroom. To the second floor there's a further large bedroom with Velux windows. Externally on street parking is available to the front of the property.

Benefiting from gas central heating, UPVC double glazing and available with no onward chain.

Viewings are recommended.

#### **LOUNGE**

14'6" x 13'1"

#### **DINING ROOM**

13'1" x 13'1"

With two radiators, four wall light points and opening onto the kitchen.

#### **KITCHEN**

13'10" x 13'1"

Range of wall and floor units with wood effect laminate worktops and inset sink unit with mixer tap. Integrated dishwasher, oven, ceramic hob and stainless steel extractor with matching splashback. Feature tiling, double radiator, spot lighting and laminate flooring.

#### **UTILITY ROOM**

11'10" x 9'3"

Base unit with laminate worktop and inset stainless steel sink unit with mixer tap. Wall cupboard housing the central heating boiler, plumbed for automatic washing machine, tiled splashback, spot lighting and laminate flooring.

#### **FIRST FLOOR**





### BATHROOM

7'3" x 5'6"

White suite comprising, close coupled wc, pedestal wash hand basin, panel bath with over head shower and glass screen, radiator and fully tiled walls and flooring.

### BEDROOM 1

11'6" x 11'1"

Radiator.

### BEDROOM 2

13'8" x 11'6"

Radiator and two Velux windows.

Leading to the dressing area and en-suite.

### DRESSING ROOM

12'9" x 6'9"

Reduced head height but this room would be an ideal dressing area. With Velux windows, double radiator and ceramic tiled flooring.

### EN-SUITE

12'9" x 6'7"

White suite comprising, close coupled wc, pedestal wash hand basin, panel bath with overhead shower and glass screen, tiled flooring and radiator.

### SECOND FLOOR

### BEDROOM 3

17'7" x 14'0"

Radiator and three Velux windows.

### EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0353-2848-7615-9093-4235>

### FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

### PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

### PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

### FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

### THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

### THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: A  
EPC Rating: C



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

