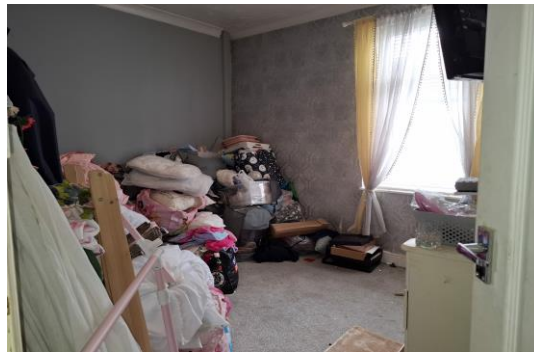




**Lambton Street
Middlesbrough, TS6 0LN**

Guide Price £80,000

Gao
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MAIN FEATURES:

- **Spacious Mid Terrace House**
- **Modern Fitted Kitchen**
- **Lounge/Diner**
- **Two Double Bedrooms**
- **Bathroom/WC**
- **Low Maintenance Rear Yard**
- **Landlords Only**

A fantastic investment opportunity for landlords – this spacious two-bedroom mid-terrace house in the heart of TS6 is currently tenanted, offering immediate rental income. The property boasts a modern fitted kitchen, a generous lounge/diner ideal for contemporary living, and a bathroom/WC. Upstairs, you'll find two well-proportioned double bedrooms, perfect for long-term tenants. To the rear, a low-maintenance yard provides outdoor space.

Situated on Lambton Street, the home benefits from a convenient location close to a range of local amenities. Nearby shopping facilities, schools, and transport links make this an attractive area for tenants, with easy access to Middlesbrough town centre, Teesport, and major road connections including the A66 and A19. For those who enjoy the outdoors, the property is within reach of Flatts Lane Woodland Country Park and a short drive from the stunning North York Moors National Park and the coastline at Redcar and Saltburn. With its strong rental demand, spacious layout, and excellent transport connections, this property is an ideal addition to any landlord's portfolio. Viewing is highly recommended to appreciate the potential of this tenanted investment.

MEET THE TEAM



Tom Cranenburgh



Lewis Foster



Ruby Richards



Ray Aguirre

We are here to help with any questions
or information you need.

Are you looking for a solicitor or mortgage?
We can help arrange an appointment - Get in touch.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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E: info@getanoffer.co.uk

We're Open:

8am – 8pm 7 days a week

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