



PH ESTATE AGENTS



6 Coltman Street

, Middlesbrough, TS3 6JA

£52,000



ATTENTION INVESTORS: YOUR SEARCH FOR THE NEXT EXCITING ADDITION, OR THE START OF YOUR INVESTMENT PORTFOLIO ENDS HERE.



ENTRANCE HALLWAY 10'5 x 2'10 (3.18m x 0.86m)

Upon entering the home, you are welcomed into a quaint entrance hall that leads directly to the main reception area.

RECEPTION ROOM 22' x 12'7 (6.71m x 3.84m)

This reception space is brightened by windows on both the front and back walls, each accompanied by a central heating radiator for added comfort. While the room is spacious and features a fireplace, it does require refurbishment to restore its charm and make it a comfortable living space. From here, you have convenient access to both the kitchen and the staircase ascending to the first floor.

KITCHEN 8'10 x 7'1 (2.69m x 2.16m)

The kitchen, although functional with essential white units and room for appliances, benefits from a generous window that bathes the area in natural light. Similar to the reception room, the kitchen presents a prime opportunity for renovation to enhance its appeal and utility.

FAMILY BATHROOM 6'6 x 6'9 (1.98m x 2.06m)

The ground floor bathroom, situated at the back of the house, comes complete with a traditional white three-piece suite and built-in storage. The predominately white-tiled walls and modestly sized radiator make it a practical space, yet like the other rooms, it would benefit from modernisation to realise its full potential.

BEDROOM ONE 10'1 x 11'1 (3.07m x 3.38m)

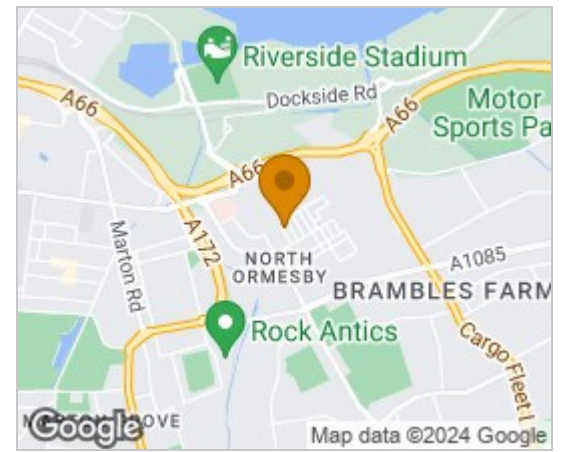
LANDING 2'11 x 2'5 (0.89m x 0.74m)

BEDROOM TWO 11'4 x 9'6 (3.45m x 2.90m)

BEDROOM THREE 9' x 7'2 (2.74m x 2.18m)

EXTERNAL

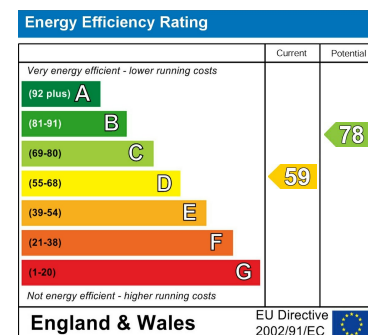
Area Map



Floor Plans



Energy Efficiency Graph



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