



19 Queen Street

Lazenby, Middlesbrough, TS6 8EB

Offers in excess of £100,000

**** A TRADITIONAL END OF TERRACE PROPERTY SET CENTRALLY WITHIN THE VILLAGE OF LAZENBY, CLOSE TO THE WILTON SITE AND PROVIDING EASE OF ACCESS TO BOTH REDCAR, GUISBOROUGH, MIDDLESBROUGH AND THROUGHOUT THE NORTH EAST COURTESY OF THE CLOSE ACCESS TO THE A174, THE A66 AND THE A19 ROADLINKS. THE PROPERTY HAS ACCOMMODATION SPREAD OVER 3 STOREYS, AND HAS RECENTLY BEEN THE SUBJECT OF A PROGRAMME OF MODERNISATION AND IMPROVEMENTS. IN BRIEF THE PROPERTY OFFERS TWO RECEPTION ROOMS, A LOWER GROUND FLOOR CLOAKROOM / W.C., A GROUND FLOOR KITCHEN, THREE FIRST FLOOR BEDROOMS AND A FAMILY BATHROOM. THE PROPERTY HAS A GENEROUSLY SIZED REAR GARDEN, PROVIDING AN AREA OF HARD-STANDING, WITH A FURTHER AREA OF LAWN TO THE FAR REAR. THE PROPERTY IS BEING SOLD WITH VACANT POSSESSION SO SWIFT OCCUPATION IS AVAILABLE ****

Lazenby is a village located in North Yorkshire. It is governed by Redcar and Cleveland Council, and its local economy is influenced by nearby industries. Visitors can explore its proximity to the North York Moors, making it an ideal starting point for exploring the region's natural landscapes. The village has a Village Green, a 'country pub', and a village shop amongst other amenities.

- ACCOMMODATION SPREAD OVER THREE STOREYS WITH THE EXTRA FLOOR OF ACCOMMODATION BEING THE LOWER GROUND FLOOR TO THE REAR
- UPVC DOUBLE GLAZING THROUGHOUT
- GAS COMBI BOILER
- RECENTLY REDECORATED AND RE-CARPETED
- NEW ROOF INSTALLED
- SOLD WITH VACANT POSSESSION AND NO ONWARD CHAIN
- EPC RATING 'D' - : 60/86
- FOR AN INVESTOR THE PROPERTY OFFERS THE POTENTIAL TO BE UTILISED FOR THE PURPOSES OF CONTRACTOR ACCOMMODATION OR AS A STANDARD RESIDENTIAL LET

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



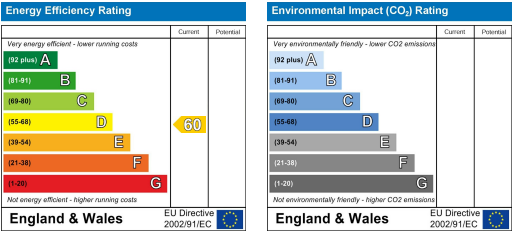
Floor Plan



Area Map



Energy Efficiency Graph



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