

## ST. PATRICK'S ROAD, MIDDLESBROUGH, TS6 7JZ



- ▲ Excellent Rental Investment Opportunity
- ▲ Two Bedroom Semi Detached House
- ▲ Spacious Lounge/Diner
- ▲ Off Street Parking
- ▲ Front & Rear Gardens

**£75,000**

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\*\*\* SOLD WITH LONG TERM SITTING TENANTS \*\*\*

Offered for sale with the convenience of a reliable long-term sitting tenant in place, this semi-detached home ticks plenty of boxes. Located within a popular area of Grangetown, early viewing is advisable to fully appreciate this property.

#### **GROUND FLOOR**

##### **LOUNGE/DINER - 3.62m x 4.83m (11'11" x 15'10")**

A light and bright spacious room with feature wall and laminate flooring, radiator, staircase to the first floor, door to the kitchen.

##### **ENTRANCE PORCH - 1.15m x 1.09m (3'9" x 3'7")**

Part glazed UPVC entrance door laminate flooring, part glazed door to the lounge diner.

##### **KITCHEN - 3.62m x 2.70m (11'11" x 8'10")**

A shaker style fitted kitchen, with stainless steel handles and rolled edge worktops, integrated electric oven, hob and microwave extractor hood, plumbing for a washing machine and space for a tumble dryer, part tiled walls, vinyl flooring, radiator, UPVC patio doors to the rear garden.

#### **FIRST FLOOR**

##### **LANDING - 0.83m x 2.17 (2'9" x 2.17)**

Panel doors to all rooms and access to the loft space.

##### **BEDROOM 1 - 3.62 x 2.70**

Fitted wardrobe storage, laminate flooring, radiator and UPVC window overlooks the rear garden.

##### **BEDROOM 2 - 3.62m (11'11") x 2.6m (8'6") reducing to 2.3m (7'7")**

Double room with laminate flooring radiator and UPVC window.

##### **BATHROOM - 2.67m x 1.38m (8'9" x 4'6")**

A traditional white suite with a thermostatic shower, part tiled part UPVC clad walls, chrome radiator. Storage cupboard houses the Valliant Eco tech boiler

**TO VIEW: Tel: 01642 955180**

129 High Street, Eston, TS6 9JD

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**EXTERNALLY**

**PARKING & GARDEN** - The front of the property benefit of benefits from a block paved driveway and gravel frontage and gated access to the rear garden. The rear garden is low maintenance gravel with concrete pathways.

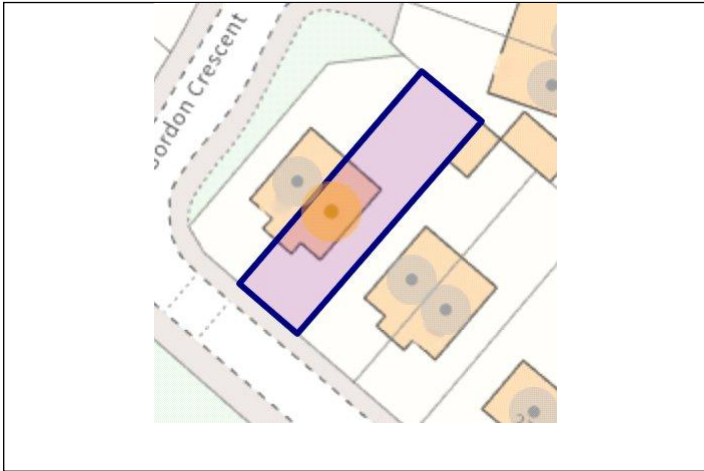
**Council Tax Band:** A      **Tenure:** Freehold

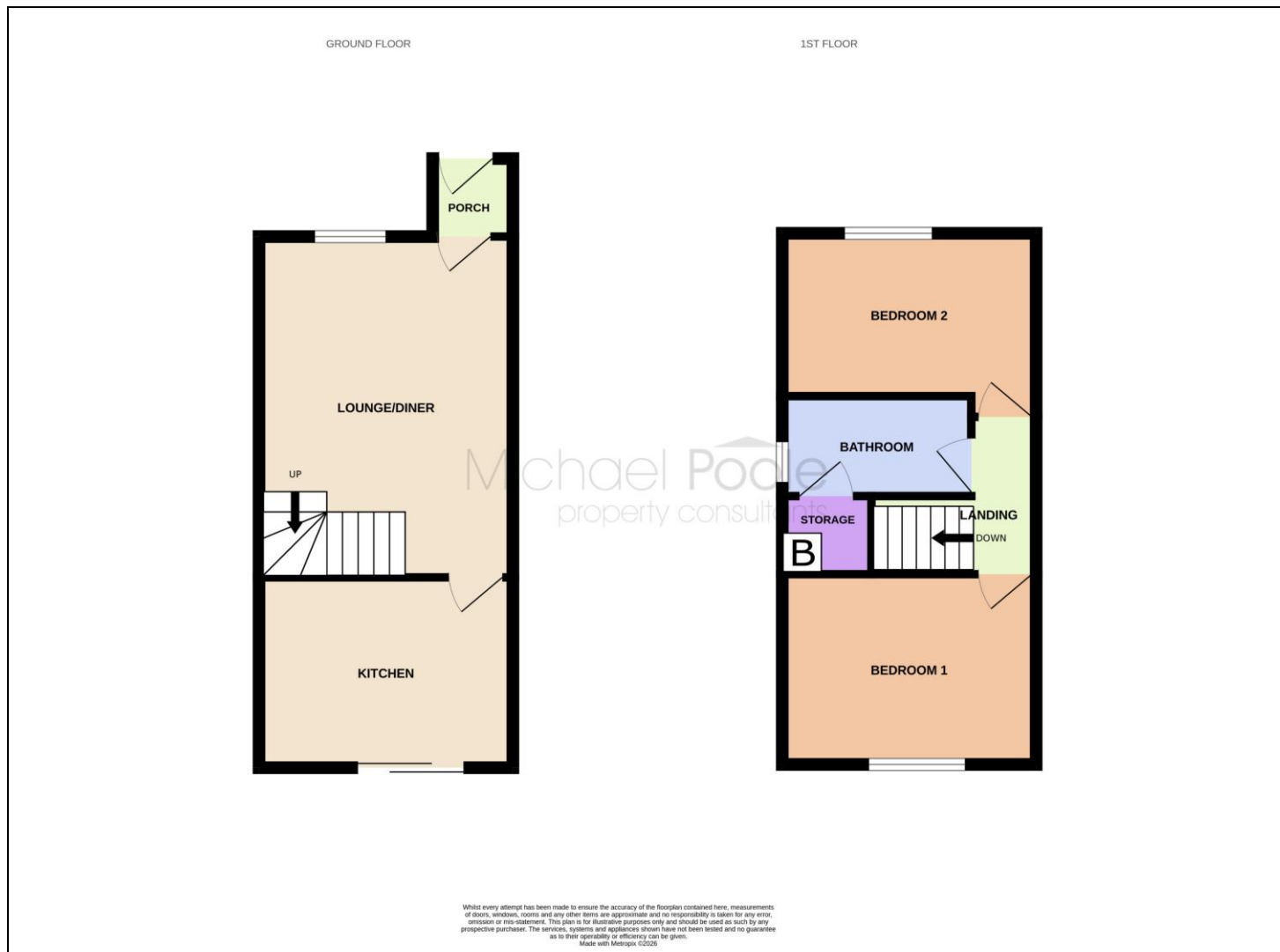
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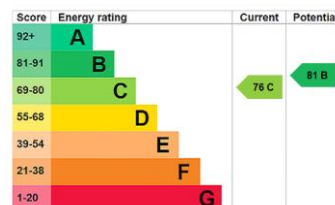


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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