





Thomas Street, Middlesbrough TS3 6JE

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welcome to

Thomas Street, Middlesbrough

This two-bedroom mid-terraced property offers spacious and versatile accommodation, comprising a lounge, separate dining room and kitchen to the ground floor.

Entrance Hall
Access via composite door to front, stairs to first floor.

Lounge
10' 2" x 10' (3.10m x 3.05m)
UPVC double glazed window to front, feature fireplace, radiator.

Dining Room
11' 8" x 10' 4" (3.56m x 3.15m)
UPVC double glazed window to rear, radiator.

Kitchen
11' x 6' 10" (3.35m x 2.08m)
Range of base and wall units, UPVC double glazed window to side, UPVC double glazed door to rear, single bowl single drainer sink unit with mixer tap, recess for appliances.

Bedroom 1
13' 6" x 10' 2" (4.11m x 3.10m)
UPVC double glazed window to front, radiator, fireplace.

Bedroom 2
11' 2" x 8' (3.40m x 2.44m)
UPVC double glazed window rear, radiator, fireplace.

Bathroom
Bath, pedestal wash hand basin, toilet, UPVC double glazed window to rear, storage cupboard.

Externally
Rear yard, on street parking ton front.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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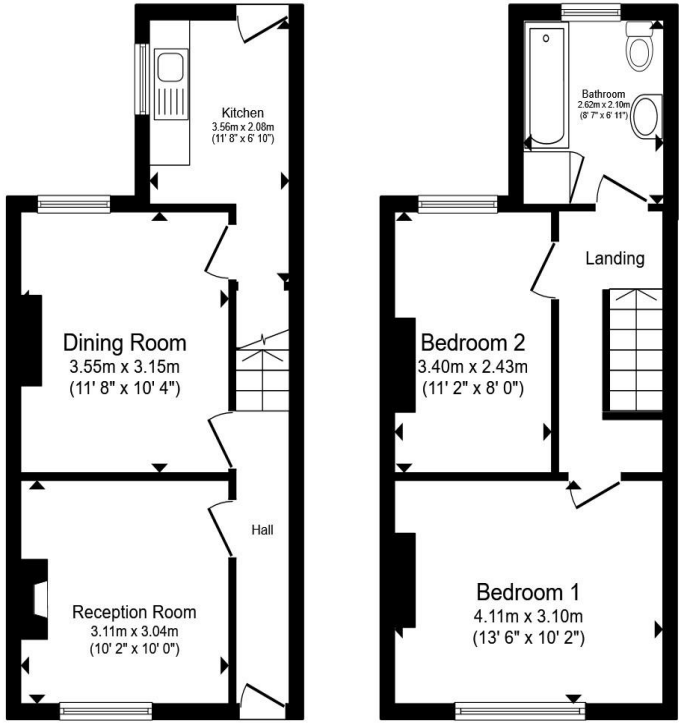
welcome to

Thomas Street, Middlesbrough

- IDEAL INVESTMENT OPPORTUNITY
- TWO BEDROOMS
- DINING ROOM
- REAR YARD
- ON STREET PARKING

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£70,000



Total floor area 64.6 m² (695 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
MAR112764 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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