

LAUREL STREET, MIDDLESBROUGH, TS1 3DR



- ▲ Attention Investors!
- ▲ Open Plan Kitchen/Lounge/Diner with Internal Sliding Doors
- ▲ Teesside University Campus Just a Stone's Throw Away

- ▲ UPVC Double Glazed Windows & Composite Front Door
- ▲ Gas Central Heating

£79,950

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Ideal for investors! This two bedroom mid terrace features an open plan kitchen/lounge/diner.

Other features include UPVC double glazed windows and composite front door, gas central heating and Teesside University Campus is just a stone's throw away!

The property comprises vestibule, lounge with sliding doors to the kitchen/diner and the bathroom is also on the ground floor. On the first floor there are two bedrooms the second of which has a small room off the back of it, ideal for small office or storage area.

GROUND FLOOR

ENTRANCE VESTIBULE - With blue composite entrance door.

LOUNGE - 3.4m x 3.2m (11'2" x 10'6")
With gas fire, radiator and sliding doors open to ...

KITCHEN DINER - 3.5m x 3.4m (11'6" x 11'2")
With white wall, drawer, and floor units, roll edge worktop, space for freestanding four ring gas cooker, stainless steel sink, space for fridge freezer, space for washing machine, and radiator.

LOBBY - With UPVC door to the rear yard and staircase to the first floor.

BATHROOM - 2.5m x 1.9m (8'2" x 6'3")
Comprising close coupled WC, pedestal wash hand basin, bath with electric shower and radiator.

FIRST FLOOR

LANDING

BEDROOM ONE - 3.2m x 3.7m (10'6" x 12'2")
With radiator and storage cupboard.

BEDROOM TWO - 3.3m x 2.8m (10'10" x 9'2")
With radiator, loft access and connecting door to ...

STORAGE ROOM - 1.7m x 1.5m (5'7" x 4'11")

EXTERNALLY

REAR COURTYARD - To the rear there is a small courtyard.

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

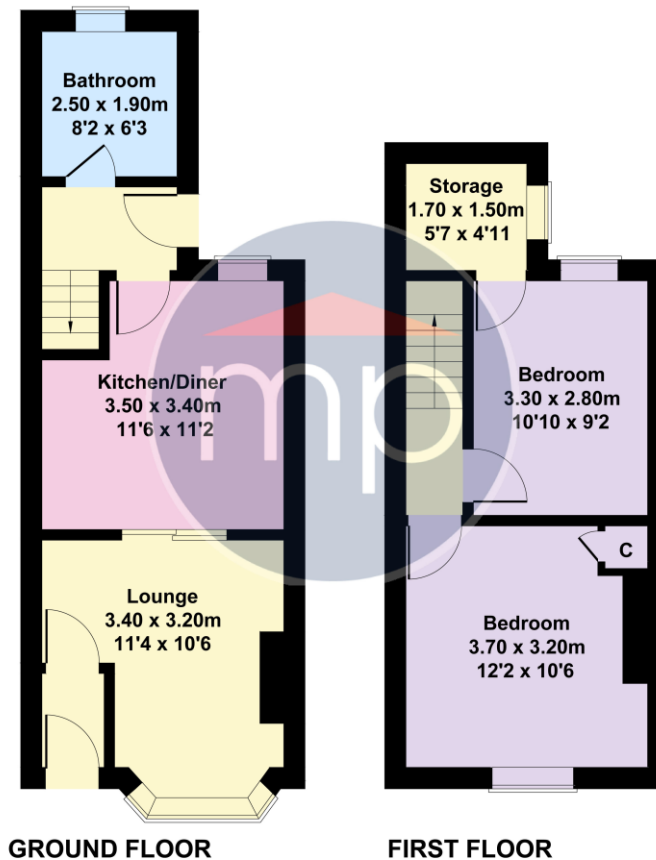
TO VIEW: Tel: 01642 254222
64-66 Borough Road, Middlesbrough, TS1 2JH

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22 Laurel Street

Approximate Gross Internal Area
614 sq ft - 57 sq m



Not to Scale. Produced by The Plan Portal 2025
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TO VIEW: Contact our Middlesbrough Office on Tel: **01642 254222**
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