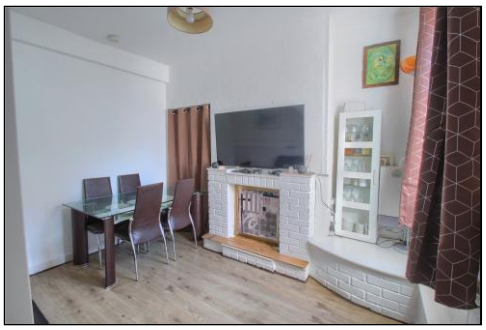
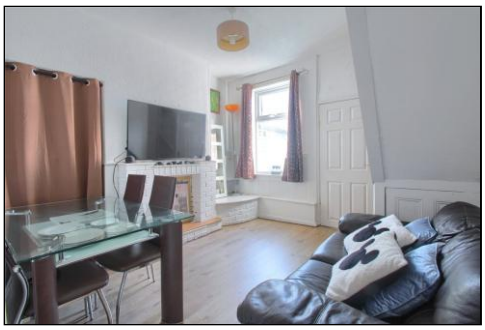
LAUREL STREET, MIDDLESBROUGH, TS1 3DR









- Two Double Bedroom Mid Terrace
- UPVC Double Glazed Windows & Composite Front Door
- Stone's Throw from Teesside University Campus
- Gas Central Heating

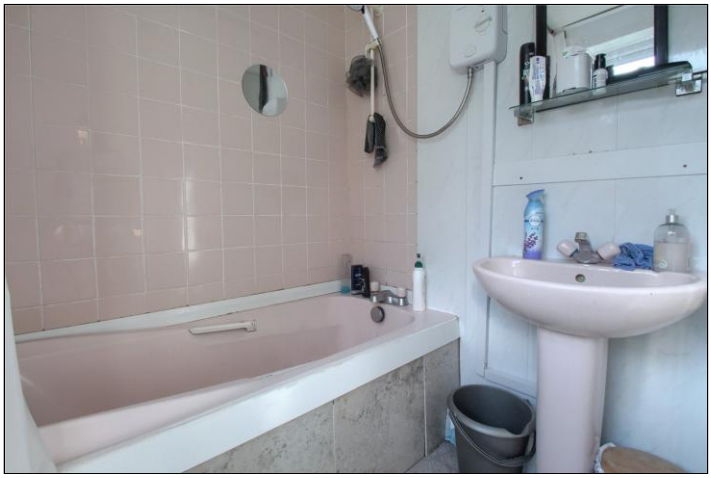
£74,950

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LAUREL STREET, TS1 3DR



A two bedroom mid terrace offering two reception rooms, loft room (not up to building regs), gas central heating, UPVC double glazed windows and composite front door and only a stone's throw from Teesside University Campus.

The property comprises entrance hall, lounge, dining room kitchen and ground floor bathroom. On the first floor there are two double bedrooms with the second providing loft room accessed via a staircase (Not up to regs!).

GROUND FLOOR

ENTRANCE HALL
With composite entrance door, radiator and woodgrain effect laminate flooring.

RECEPTION ROOM - 3.1m x 2.5m (10'2" x 8'2")
With radiator and woodgrain effect laminate flooring.

DINING ROOM - 3.5m x 3.2m (11'6" x 10'6")
With radiator and staircase to the first floor.

KITCHEN - 4.2m x 1.2m (13'9" x 3'11")
With wall, drawer, and floor units, roll edge worktop, space for freestanding four ring gas cooker, stainless steel sink, space for fridge freezer and space for washing machine, radiator and solid hardwood door to the rear yard.

BATHROOM - 1.6m x 2.2m (5'3" x 7'3")
Comprising close coupled WC, pedestal wash hand basin, bath and electric shower.

FIRST FLOOR

LANDING

BEDROOM ONE - 3.1m x 3.7m (10'2" x 12'2")
With radiator and built-in storage cupboard.

BEDROOM TWO - 3.5m x 2.7m (11'6" x 8'10")
With radiator and connecting door to the loft room.

LOFT ROOM - 3.4m x 3.4m (11'2" x 11'2")
Staircase not up to regs.

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

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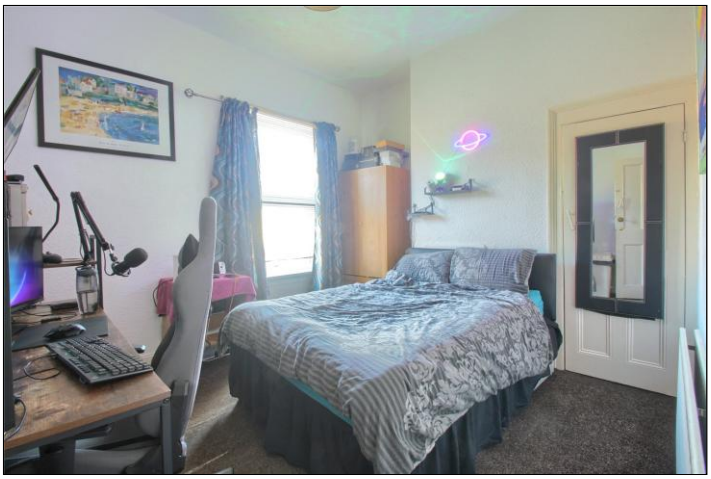
EXTERNALLY

REAR YARD
To the rear there is a small rear yard with alley access.

AGENTS REF: - TM/LS/MID250570/10032026

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

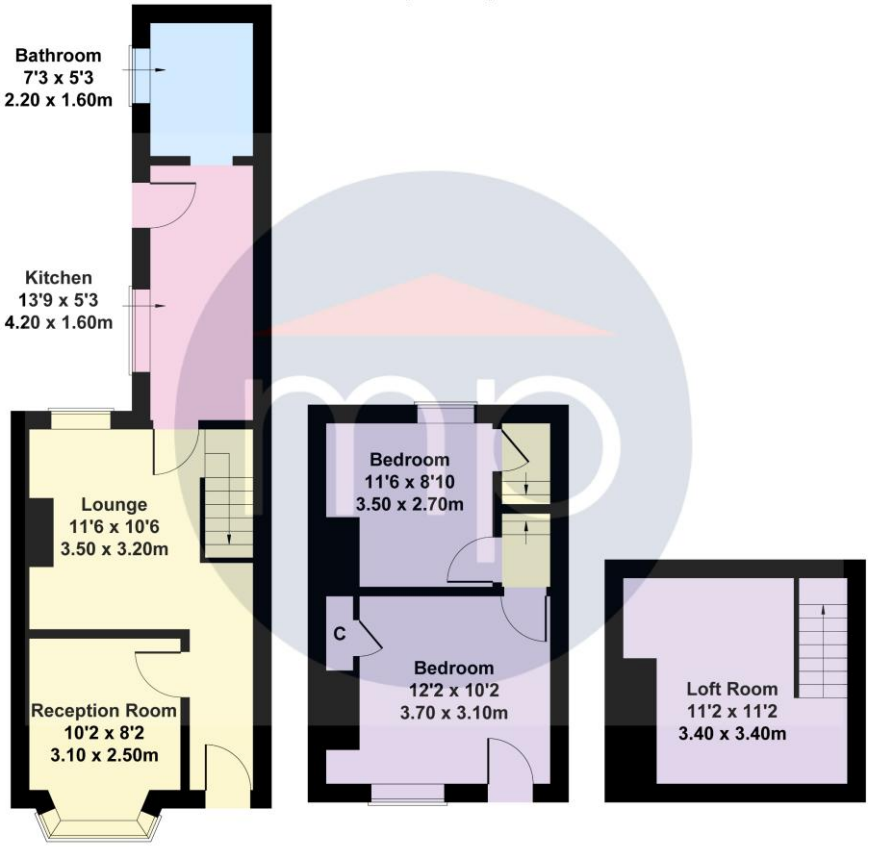
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Tel: 01642 254222





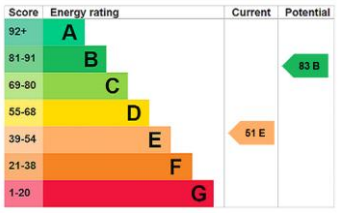
12 Laurel Street

Approximate Gross Internal Area
743 sq ft - 69 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may be 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.



The Property Ombudsman

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