



Kensington Road, Middlesbrough TS5 6AN

welcome to

Kensington Road, Middlesbrough

A fantastic investment opportunity situated in a central Middlesbrough location, this versatile three-bedroom property has been thoughtfully converted into two self-contained apartments.

Entrance Hall

Enter through UPVC double glazed door into hallway, staircase to first floor.

Reception Room

9' 2" x 17' 10" (2.79m x 5.44m)
Access to kitchen, UPVC double glazed window to side, radiator.

Bathroom

Bath, toilet, wash hand basin.

Bedroom 2

11' 10" x 14' 10" (3.61m x 4.52m)
UPVC double glazed bay window to front, radiator, TV point.

Bedroom 3

9' 5" x 15' 10" (2.87m x 4.83m)
UPVC double glazed window to rear, radiator.

Kitchen/Diner

8' 10" x 14' 10" (2.69m x 4.52m)
Range of base and wall units with complementary work surfaces, plumbing for washing machine, integral oven, four ring gas hob, extractor fan, recess for appliances, fridge/freezer, sink with draining board and mixer tap, UPVC double glazed door leading to rear garden, UPVC double glazed window to side.

Landing

Storage cupboards.

Bedroom 1

5' 3" x 16' 4" (1.60m x 4.98m)
UPVC double glazed bay window to front, radiator.

Bedroom 4

9' 5" x 12' 7" (2.87m x 3.84m)
UPVC double glazed window to rear, radiator.

Bathroom

UPVC double glazed window to side, wash hand basin, toilet, bath with dual taps.

Upstairs Kitchen

9' 8" x 17' 8" (2.95m x 5.38m)
UPVC double glazed window to rear and side, base units, sink and draining board, plumbing for washing machine, radiator, recess for cooker and other appliances.

Externally Rear Garden

Enclosed yard.

Front Garden

On-street parking.





view this property online mannersandharrison.co.uk/Property/MAR112050



welcome to

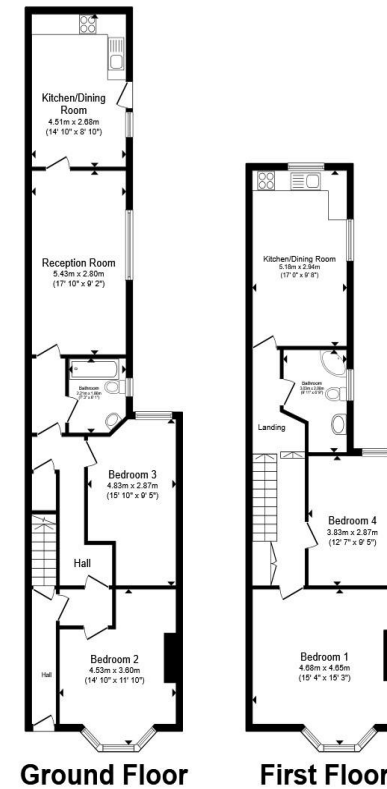
Kensington Road, Middlesbrough

- GREAT INVESTMENT OPPORTUNITY
- CLOSE TO THE TOWN CENTRE
- GREAT TRANSPORT LINKS
- ON-STREET PARKING
- REAR YARD

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£135,000



Total floor area 143.4 m² (1,544 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



view this property online mannersandharrison.co.uk/Property/MAR112050



Property Ref:
MAR112050 - 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.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01642 311133



Marion@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX



mannersandharrison.co.uk