



89 Park Avenue, Middlesbrough
£89,950





89 Park Avenue

Middlesbrough

Presenting this well-appointed two-bedroom semi-detached house, ideally situated in a popular residential location and perfectly suited to first-time buyers or those seeking a buy-to-let investment.

- Semi Detached Property
- Two Double Bedrooms
- Popular Location
- Brilliant for a First Time Buyer or Buy to Let
- 18ft Plus Lounge/Diner
- Off Street Parking
- Garden
- No Chain Sale



Hall

9' 0" x 6' 3" (2.75m x 1.91m)

Longe / Diner

18' 4" x 11' 8" (5.60m x 3.56m)

Kitchen

8' 11" x 7' 7" (2.71m x 2.32m)

Entrance

7' 10" x 3' 8" (2.39m x 1.13m)

Storage

8' 0" x 5' 4" (2.45m x 1.63m)

Landing

3' 4" x 6' 11" (1.02m x 2.12m)

Bedroom 1

15' 2" x 882' 7" (4.62m x 269.00m)

Bedroom 2

11' 3" x 9' 3" (3.42m x 2.83m)

Bathroom

6' 11" x 5' 7" (2.11m x 1.69m)

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



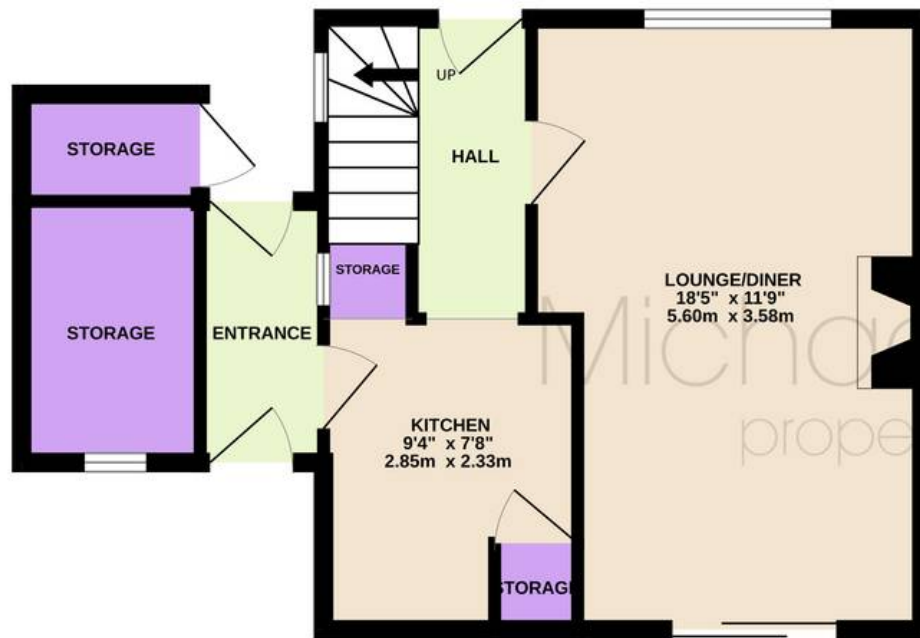




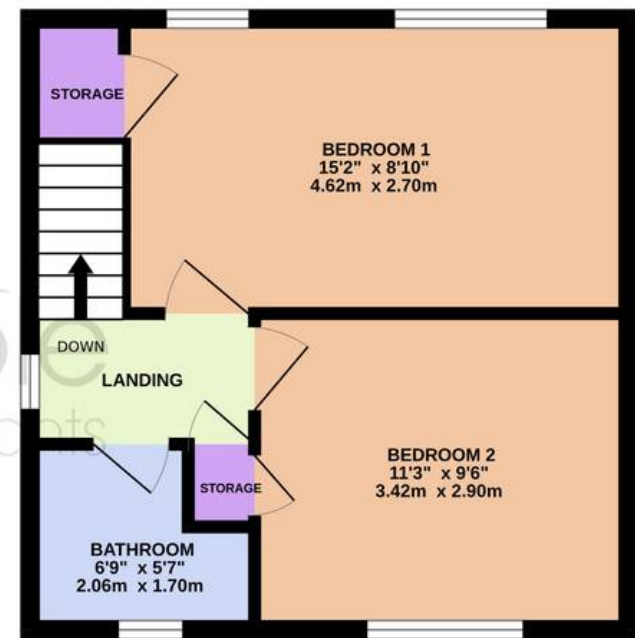
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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