



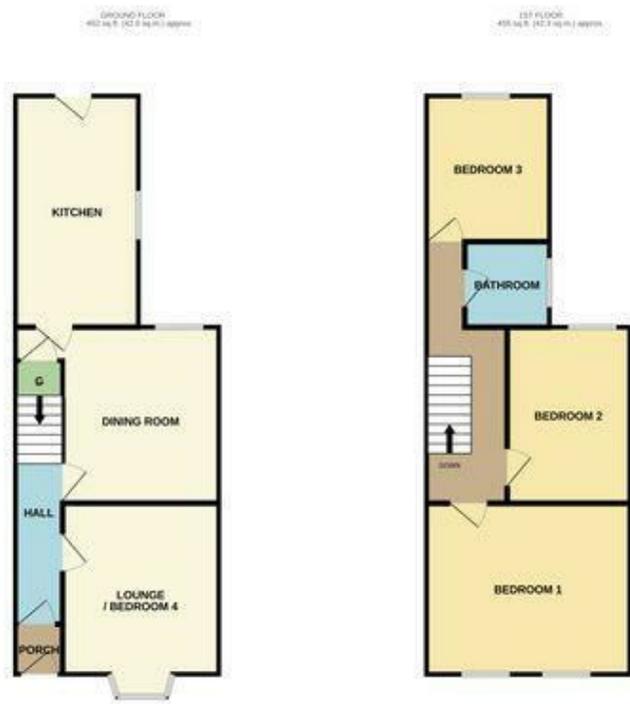
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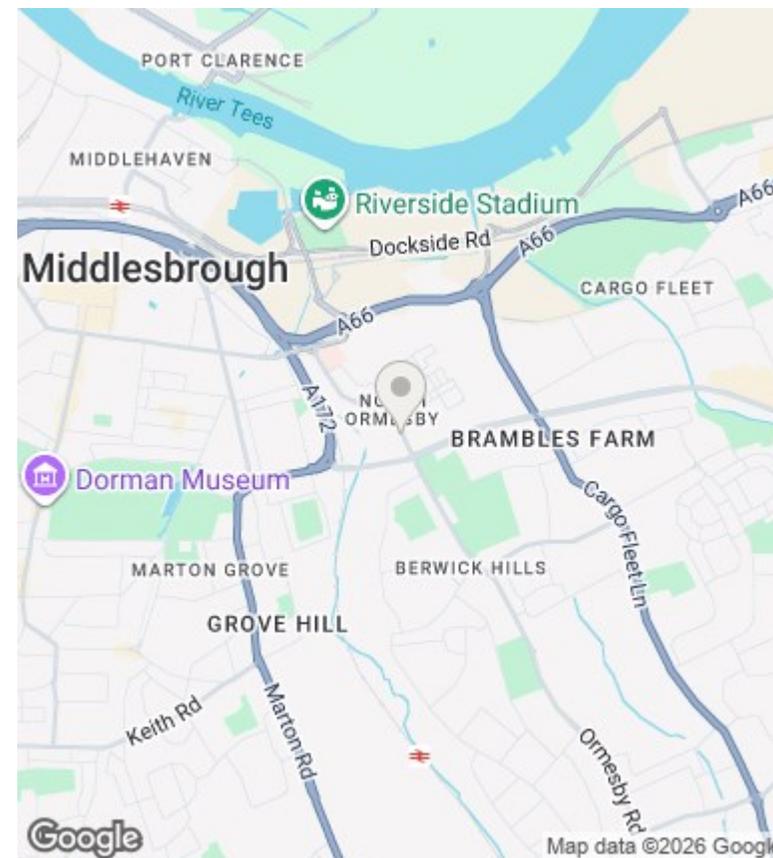
## 88 Kings Road, Middlesbrough, TS3 6EU

Auction Guide £70,000

- Three Bedroom Mid Terraced Home Offering Plenty Of Space And Flexibility
- Sold With No Onward Chain For A Smoother Purchase Process
- For Sale by Modern Auction – T & C's apply, subject to reserve price, buyers fees apply
- Two Reception Rooms With Potential To Create A Fourth Bedroom Or House Share Layout
- Well Placed For Middlesbrough Town Centre And Everyday Amenities
- Low Maintenance Rear Courtyard Ideal For Easy Upkeep
- Great Investment Opportunity Close To Teesside University For Students Or Contractors



TOTAL FLOOR AREA: 890 sq ft (82.8 sq m) approx.  
 \*These floor plans are for information only and do not constitute an offer of any property. The actual layout and dimensions of the property may vary from those shown on the floor plans. The agent is not responsible for any errors or omissions in this information. The agent is not responsible for any errors or omissions in this information. The agent is not responsible for any errors or omissions in this information.



### Directions

### Viewings

Viewings by arrangement only. Call 01642 378022 to make an appointment.

### Council Tax Band

A

### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	