

QUEEN STREET, LAZENBY, MIDDLESBROUGH, TS6 8EA



- ▲ Two-bedroom end-of-terrace home
- ▲ Well-presented throughout
- ▲ Refreshed fitted kitchen
- ▲ Patio doors opening onto the rear yard
- ▲ Spacious enclosed rear yard
- ▲ Two good-sized bedrooms
- ▲ Jack & Jill bathroom
- ▲ Ideal first-time buy or investment purchase
- ▲ Viewing highly recommended

£79,950

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Situated in the popular village of Lazenby, this well-presented two-bedroom end-of-terrace home offers spacious accommodation and would make an ideal first-time purchase, investment opportunity or home for those looking to downsize.

The property has been well maintained throughout and benefits from a refreshed fitted kitchen, providing a modern and practical space for everyday living. Patio doors lead directly from the kitchen into the generous rear yard, creating an excellent space for outdoor dining, entertaining or simply enjoying the warmer months.

To the first floor are two good-sized bedrooms, both offering comfortable accommodation, along with a convenient Jack & Jill bathroom which can be accessed via both bedrooms.

Conveniently located close to local amenities, transport links and countryside walks, this attractive home combines village living with excellent accessibility and is sure to appeal to a range of buyers.

GROUND FLOOR

HALLWAY - 4.57m x 0.86m (15' x 2'10")

LIVING ROOM - 3.4m x 3.02m (11'2" x 9'11")

KITCHEN - 3.15m x 3.58m (10'4" x 11'9")

FIRST FLOOR

LANDING - 0.91m x 0.74m (3' x 2'5")

BEDROOM ONE - 3.45m x 3.9m (11'4" x 12'10")

BEDROOM TWO - 3.2m x 2.44m (10'6" x 8')

BATHROOM - 4.32m x 1.45m (14'2" x 4'9")

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

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.

AGENTS REF: - JS/LS/RED260456/18062026

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

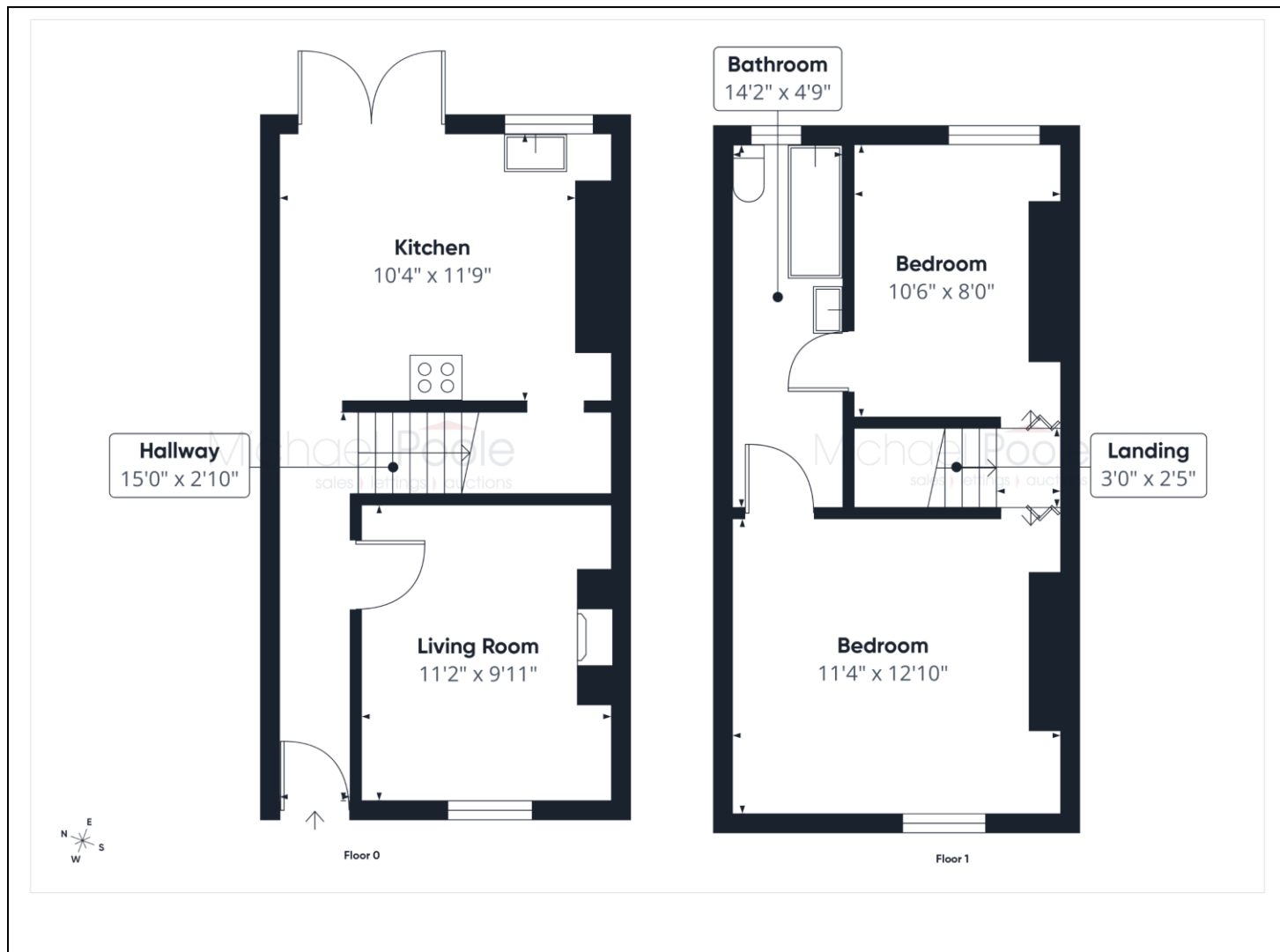
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Tel: **01642 955180**



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