





Guildford Road, Middlesbrough TS6 0QA

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Guildford Road, Middlesbrough

Situated in the popular TS6 area, this three-bedroom semi-detached property presents an excellent opportunity for first-time buyers looking to take their first step onto the property ladder or investors seeking a promising addition to their portfolio.

Entrance Hall
Radiator, staircase to first floor.

Lounge
12' 11" x 10' 4" (3.94m x 3.15m)
UPVC double glazed window to front, radiator.

Kitchen
16' 5" x 10' 10" (5.00m x 3.30m)
UPVC double glazed window to side, oven, gas hob, wall and base units, boiler, splash back.

Conservatory
10' 11" x 9' 1" (3.33m x 2.77m)
Brick base, UPVC double glazed doors to rear, UPVC double glazed windows, radiator.

Landing
Bedroom 1
13' 5" x 10' 1" (4.09m x 3.07m)
UPVC double glazed window to front, radiator.

Bedroom 2
10' 10" x 10' 1" (3.30m x 3.07m)
UPVC double glazed window to rear, radiator.

Bedroom 3
10' 6" x 6' 3" (3.20m x 1.91m)
UPVC double glazed window to front, radiator.

Bathroom
Bath, toilet, shower, towel rail, wash hand basin, spotlights, cladding.

Externally
Front Garden
Open aspect, lawn, long driveway, garage.

Rear Garden
Patio, enclosed by timber fence.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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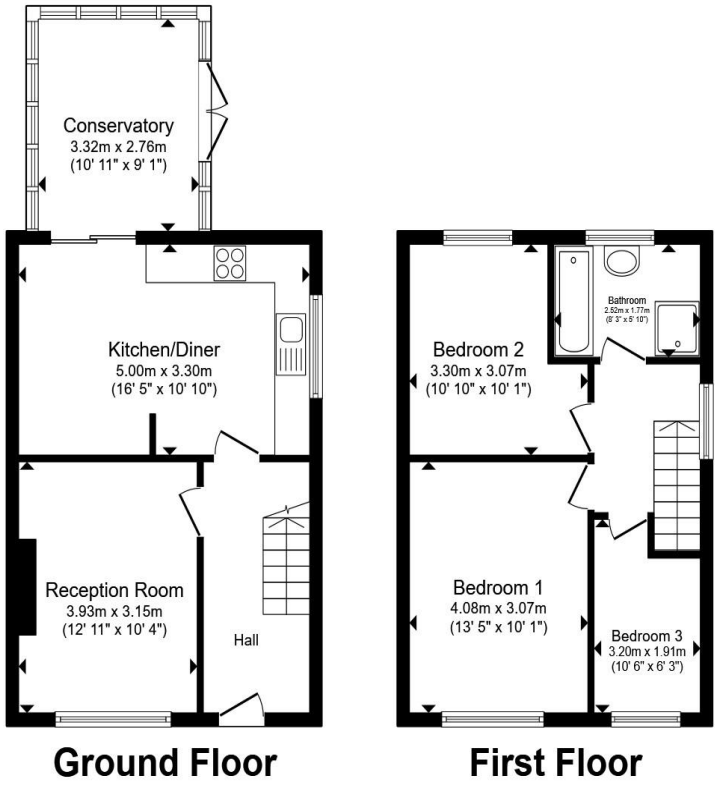
Guildford Road, Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- GREAT INVESTMENT OPPORTUNITY
- THREE BEDROOMS
- FRONT & REAR GARDEN
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: C
Council Tax Band: C

fixed price

£185,000



Total floor area 83.0 m² (894 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

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The Property Ombudsman

Property Ref:
MAR112756 - 0003

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.

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