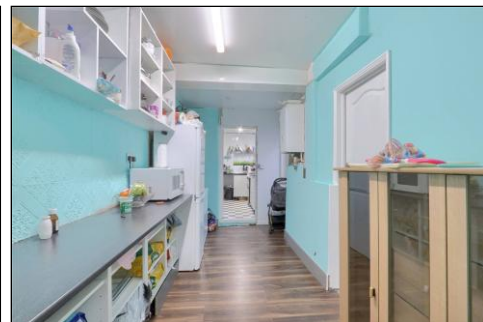


KING STREET, SOUTH BANK, MIDDLESBROUGH, TS6 6JX



- ▲ Three Bedroom Terraced Property
- ▲ Brilliant for a First Time Buyer or As Buy to Let

- ▲ Spacious Rooms Throughout
- ▲ Ground Floor Bathroom
- ▲ Enclosed Rear Yard Area

£75,000

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Ideal for a first time buyer or as a buy to let, this mid terraced home is conveniently located and is excellent for local amenities, schooling and transport links.

GROUND FLOOR

ENTRANCE - 0.97m x 1.13m (3'2" x 3'8")

Part glazed UPVC entrance door and further door to the living room.

LIVING ROOM - 3.83m (12'7") reducing to 2.69m (8'10") x 3.97m (13') reducing to 2.82m (9'3")

A spacious bay windowed room with laminate flooring, inset electric fire, radiator, UPVC window and twin glazed doors to the dining room.

DINING ROOM - 3.83m x 3.01m (12'7" x 9'11")

The laminate flooring flows through from the living room, open staircase to the first floor, radiator and door to the kitchen breakfast room.

KITCHEN BREAKFAST ROOM - 2.10m x 4.43m (6'11" x 14'6")

A versatile space with a wide range of cupboard storage, laminate flooring, UPVC door to the rear yard area and further doors to the bathroom and kitchen.

KITCHEN - 2.12m x 2.83m (6'11" x 9'3")

A matt finished kitchen with contrasting roll edge worktops, freestanding gas cooker with extractor hood, plumbing for washing machine, fully UPVC clad walls, vinyl flooring and twin UPVC windows.

BATHROOM - 1.68m x 2.12m (5'6" x 6'11")

A white suite with fully UPVC clad walls and ceiling, vinyl flooring, chrome towel radiator, extractor fan and UPVC window.

FIRST FLOOR

LANDING - 1.55m x 3.61m (5'1" x 11'10")

With panelled doors to all rooms and access to the loft space.

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BEDROOM ONE - 3.83m x 4.00m (12'7" x 13'1")

An excellent size room with grey carpet, radiator and UPVC window.

BEDROOM TWO - 2.16m x 3.01m (7'1" x 9'11")

A double room with grey carpet, radiator and UPVC window.

BEDROOM THREE - 2.06m x 2.60m (6'9" x 8'6")

Currently used as a double room with grey oak laminate flooring, radiator and UPVC window.

AGENTS REF: - CF/LS/EST250519/22052026

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

TO VIEW: Contact our Eston office on

Tel: **01642 955180**

EXTERNALLY

The front of the property has on street parking and to the rear there is an enclosed yard area.

Mains Utilities

Gas Central Heating

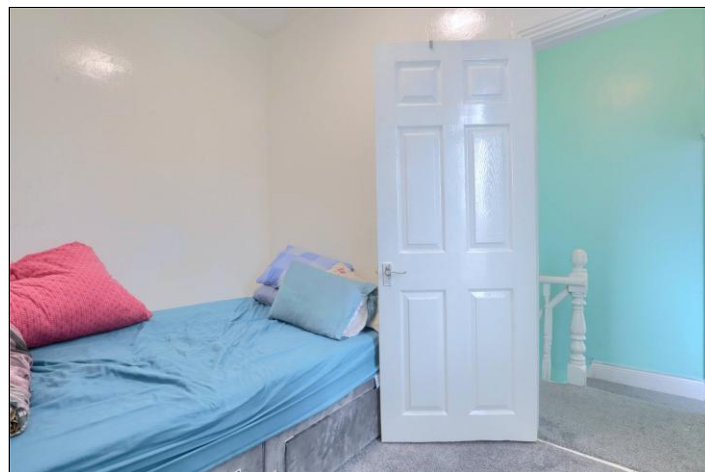
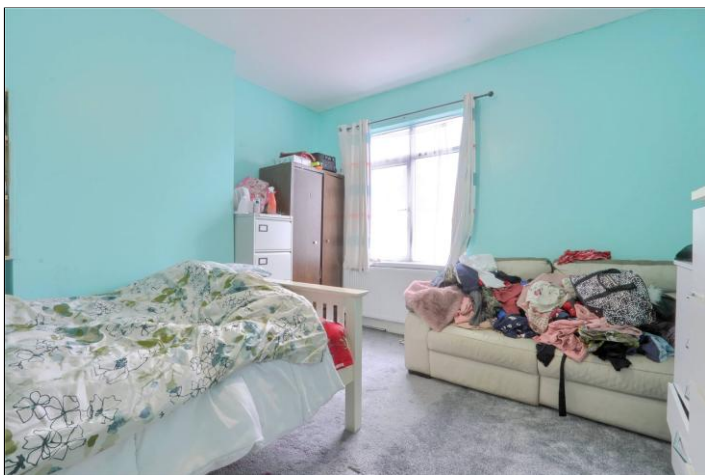
Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way



KING STREET, TS6 6JX





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Memphis C2009

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