



## 109 CARLOW STREET MIDDLESBROUGH, TS1 4SA

**£91,995**  
**FREEHOLD**

Nestled on Carlow Street in the vibrant town of Middlesbrough, this charming semi-detached house offers a delightful blend of comfort and style. Spanning an impressive 904 square feet, the property welcomes you with a spacious hallway that leads into a bright and inviting living room, perfect for relaxation and entertaining.

An elegant archway connects the living room to a generous dining room, where patio doors open up to the rear garden, seamlessly blending indoor and outdoor living. The fitted kitchen boasts black marble-style countertops paired with oak-coloured cupboards, creating a modern yet warm atmosphere. A convenient door from the kitchen provides direct access to the garden, ideal for summer barbecues and family gatherings.

Venturing to the first floor, you will find a well-appointed bathroom alongside two good-sized bedrooms, one of which features a charming fireplace that adds character and warmth to the spaces. A

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**EPC Rating: D Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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