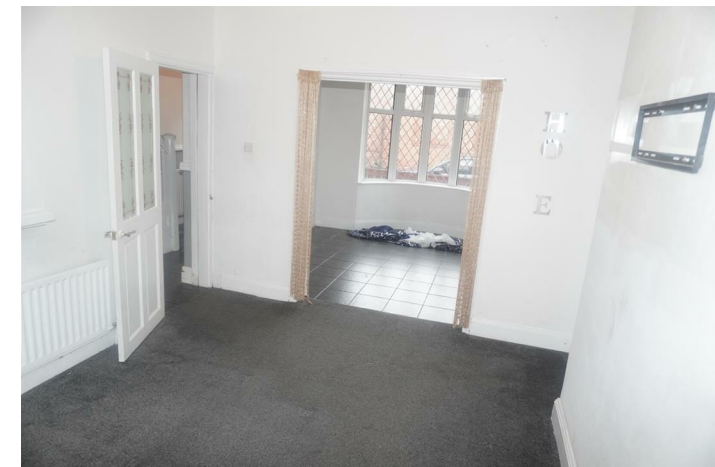




9 WESTMORLAND ROAD

MIDDLESBROUGH, TS5 6DG

£149,995
FREEHOLD

Magnum Properties is delighted to present this charming three-bedroom terraced house located on Westmorland Road in the sought-after TS5 area of Middlesbrough. Built in 1900, this property boasts a generous living space of 1,184 square feet, making it an ideal family home or a perfect investment opportunity.

Upon entering, you will find two well-proportioned reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and inviting, allowing for a comfortable lifestyle. The property features three bedrooms, offering plenty of room for family members or guests. The bathroom is conveniently situated to serve the needs of the household.

The location of this property is particularly advantageous, as it is within easy reach of Middlesbrough town centre, where you can enjoy a variety of shops, restaurants, and leisure facilities. Teesside University is also nearby, making this home an excellent choice for students or staff. Additionally, the area is well-served by local amenities, including primary schools, community centres, and parks,

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

EPC Rating: 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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