



**Surrey Street, Middlesbrough TS1 4QA**



**welcome to**

## **Surrey Street, Middlesbrough**

Ideal Investment Opportunity – 2-Bedroom Terraced House in TS1, Middlesbrough. This well-presented two-bedroom terraced home offers an excellent investment opportunity with strong rental potential.

### **Entrance Hall**

Enter through UPVC double glazed door into hallway, radiator, staircase to first floor.

### **Lounge**

12' 6" into bay x 9' 4" ( 3.81m into bay x 2.84m )

UPVC double glazed bay window to front, radiator, TV point, telephone point.

### **Dining Room**

12' 9" x 12' 4" ( 3.89m x 3.76m )

UPVC double glazed window to rear, radiator, TV point, under stair storage cupboard.

### **Kitchen**

11' 1" x 7' 4" ( 3.38m x 2.24m )

Range of base and wall units with complementary work surfaces, recess for appliances, integral electric oven, four ring gas hob, extractor fan, splash back, sink with draining board and mixer tap, UPVC double glazed window to side, plumbing for washing machine, UPVC double glazed door leading to rear garden, radiator.

### **Landing**

Access to bedrooms and bathroom.

### **Separate W/C**

Toilet, wash hand basin, UPVC double glazed window to side.

### **Bathroom**

Vanity unit with mixer tap, storage cupboard, bath, radiator, UPVC double glazed window to rear.

### **Bedroom 1**

12' 10" into recess x 10' 3" ( 3.91m into recess x 3.12m )

UPVC double glazed window to front, radiator, built in storage cupboard.

### **Bedroom 2**

12' 6" x 8' 1" ( 3.81m x 2.46m )

UPVC double glazed window to rear, radiator.

### **Externally**

#### **Rear Garden**

Enclosed rear garden.

#### **Front Garden**

Flat fronted.





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## **Surrey Street, Middlesbrough**

- IDEAL INVESTMENT OPPORTUNITY
- STRONG RENTAL POTENTIAL
- SPACIOUS LIVING AREA
- WELL-PROPORTIONED DOUBLE BEDROOMS
- ENCLOSED REAR YARD

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£69,000**



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Property Ref:  
MAR111605 - 0002

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