



G.R.
Estates
unlock your happiness



80 Lambton Street, Middlesbrough, TS6 0LP

£85,000

- Prime Location – Just a short walk to Normanby High Street, offering easy access to local shops, amenities, and transport links
- Two Generous Double Bedrooms – Ample space for relaxation and comfort, ideal for couples or small families
- Spacious Open-Plan Living – Bright and airy lounge/diner perfect for modern living and entertaining
- High Rental Demand – A smart investment opportunity with strong rental prospects in the area
- Modern Kitchen and Bathroom – Stylish, updated spaces that require little to no work
- Move-In Ready – With minimal work required, this home is ready for you to move straight in or rent out immediately



While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given. Made with Metropix C3209



Directions

Viewings

Viewings by arrangement only. Call 01642 378022 to make an appointment.

Council Tax Band

A

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	