

## UPTON STREET, MIDDLESBROUGH, TS1 3NE



- ▲ This Inner Terrace House with Two Bedrooms is in Good Shape
- ▲ Simple Chain Free Sale
- ▲ Really Handily Placed Within Close Walking Distance of Teesside University Campus
- ▲ Ideally Suited to Buy to Let Landlords
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Central Heating with a Baxi DuoTec Combi Boiler
- ▲ Front Lounge, Rear Kitchen/Diner & Utility Room
- ▲ Retailed Main Roof

**Guide Price £70,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



Within very close walking distance of Teesside University Campus and in an area of TS1 that's always proved most popular with Buy to Let landlords, this two bedroom traditional style terrace house is in really good shape and worth viewing.

It's a straightforward chain free sale and has the advantage of a retiled main roof, UPVC double glazed windows and exterior doors and central heating with a Baxi DuoTec combi boiler.

Comprising briefly entrance hall, front lounge, kitchen/diner with good looking woodgrain effect cabinets and a handy utility room. The first floor has two bedrooms and bathroom with white a white suite.

**GROUND FLOOR**

**ENTRANCE HALL**

White UPVC entrance door, staircase to the first floor, radiator and opening into .....

**FRONT LOUNGE - 3.35m (11') into depth of bay window x 2.9m (9'6") into depth of alcoves**

**KITCHEN DINER - 4.01m (13'2") x 2.8m (9'2") increasing to 3.66m (12')**

Good looking range of woodgrain effect floor and drawer cupboards with beech block effect roll top work surfaces, tiled splashbacks, and a single drainer stainless steel sink unit. Built-in stainless steel electric oven and four ring gas hob. Radiator and connecting door into .....

**UTILITY ROOM - 2.44m x 1.83m (8' x 6')**

With space for a washing machine and fridge freezer, radiator and UPVC exterior door opens onto the rear yard.

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 4.04m (13'3") into depth of alcoves x 3.05m (10')**

With built-in cupboard and radiator.

**TO VIEW:** Tel: **01642 254222**  
64-66 Borough Road, Middlesbrough, TS1 2JH

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)





UPTON STREET, TS1 3NE



**BEDROOM TWO - 2.74m x 2.13m (9' x 7')**

With built-in cupboard housing Baxi DuoTec gas fired combination boiler and radiator.

**BATHROOM**

White suite comprising panelled bath with electric shower, pedestal wash hand basin and dual flush close coupled WC. Radiator and extractor fan.

**EXTERNALLY**

**REAR YARD**

There is a wall enclosed rear yard with a rear access gate.

**SERVICES**

We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

**AGENTS REF:** - IM/LS/MID220460/16082022

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

**TO VIEW:** Contact our Middlesbrough office on

Tel: 01642 254222

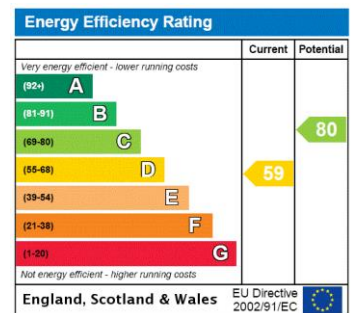


Do you have a property you  
need to sell  
before you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market



The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



**TO VIEW:** Contact our Middlesbrough Office on Tel: **01642 254222**  
64-66 Borough Road, Middlesbrough, TS1 2JH