

SURREY STREET, MIDDLESBROUGH, TS1 4QD



- ▲ Chain Free Sale!
- ▲ Modern & Stylish Two Bedroom, Two Reception Room Mid Terrace
- ▲ Perfect For First Time Buyers, Young Couples & Investors Alike!
- ▲ Four Piece Suite Bathroom
- ▲ Recently Updated & Refreshed All for The Benefit of The New Buyer!
- ▲ Gas Central Heating with A Modern Combi Boiler
- ▲ Modern Kitchen with Fitted Appliances
- ▲ UPVC Double Glazed Windows & Exterior Doors.
- ▲ Concrete Print Rear Yard

£74,950

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Chain free sale!

This two bedroom, two reception room home has been recently updated and refreshed all for the benefit of the new buyer!

Offering gas central heating with a modern combi boiler, modern kitchen with fitted appliances, four piece suite bathroom, concrete print rear yard, two reception rooms, and UPVC double glazed windows and exterior doors.

Sure to be of interest to investors and first time buyers alike!

The property comprises entrance hall, front and rear reception rooms and a kitchen. On the first floor there are two bedrooms and a bathroom. Externally there is a small courtyard with alleyway access.

GROUND FLOOR

ENTRANCE VESTIBULE - With UPVC entrance door.

HALLWAY - With radiator and staircase to the first floor.

LOUNGE/BEDROOM - 2.9m x 3.2m (9'6" x 10'6")

With radiator.

LOUNGE - 3m x 3.7m (9'10" x 12'2")

With radiator and storage cupboard.

KITCHEN - 4.1m x 2.1m (13'5" x 6'11")

With cream high gloss wall, drawer, and floor units, wood block effect roll edge worktop, electric oven, four ring gas hob with stainless steel splashback and stainless steel extractor fan, one and a half bowl sink unit with mixer tap, space for under counter fridge and under counter freezer, and UPVC door to the rear courtyard.

FIRST FLOOR

LANDING

BEDROOM ONE - 3.2m x 3.2m (10'6" x 10'6")

With radiator and fitted wardrobe with sliding doors.

BEDROOM TWO - 2.4m x 3.7m (7'10" x 12'2")

With radiator.

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64-66 Borough Road, Middlesbrough, TS1 2JH

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BATHROOM - 4.3m x 2.2m (14'1" x 7'3")

Modern white four-piece suite comprising close coupled WC, vanity wash hand basin with mixer tap, bath, shower cubicle, chrome towel radiator, extractor fan and radiator.

EXTERNALLY

REAR COURTYARD - To the rear there is a small concrete print courtyard.

AGENTS REF: - TM/LS/BIL260217/18052026

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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

TO VIEW: Contact our Middlesbrough office on

Tel: **01642 254222**



SURREY STREET, TS1 4QD



10 Surrey Street



Not to Scale. Produced by The Plan Portal 2026
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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.



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