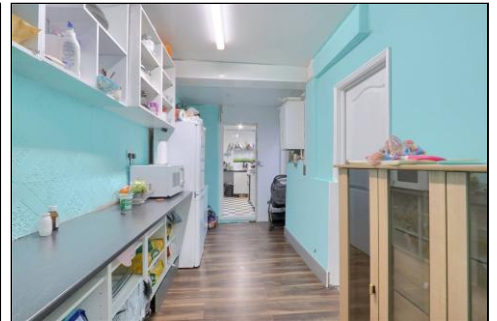


## KING STREET, SOUTH BANK, MIDDLESBROUGH, TS6 6JX



- ▲ Three Bedroom Terraced Property
- ▲ Brilliant for a First Time Buyer or As Buy to Let

- ▲ Spacious Rooms Throughout
- ▲ Ground Floor Bathroom
- ▲ Enclosed Rear Yard Area

**£75,000**

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

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Ideal for a first time buyer or as a buy to let, this mid terraced home is conveniently located and is excellent for local amenities, schooling and transport links.

**GROUND FLOOR**

**ENTRANCE - 0.97m x 1.13m (3'2" x 3'8")**

Part glazed UPVC entrance door and further door to the living room.

**LIVING ROOM - 3.83m (12'7") reducing to 2.69m (8'10") x 3.97m (13') reducing to 2.82m (9'3")**

3.83m reducing to 2.69m x 3.97m reducing to 2.82m  
A spacious bay windowed room with laminate flooring, inset electric fire, radiator, UPVC window and twin glazed doors to the dining room.

**DINING ROOM - 3.83m x 3.01m (12'7" x 9'11")**

The laminate flooring flows through from the living room, open staircase to the first floor, radiator and door to the kitchen breakfast room.

**KITCHEN BREAKFAST ROOM - 2.10m x 4.43m (6'11" x 14'6")**

A versatile space with a wide range of cupboard storage, laminate flooring, UPVC door to the rear yard area and further doors to the bathroom and kitchen.

**KITCHEN - 2.12m x 2.83m (6'11" x 9'3")**

A matt finished kitchen with contrasting roll edge worktops, freestanding gas cooker with extractor hood, plumbing for washing machine, fully UPVC clad walls, vinyl flooring and twin UPVC windows.

**BATHROOM - 1.68m x 2.12m (5'6" x 6'11")**

A white suite with fully UPVC clad walls and ceiling, vinyl flooring, chrome towel radiator, extractor fan and UPVC window.

**FIRST FLOOR**

**LANDING - 1.55m x 3.61m (5'1" x 11'10")**

With panelled doors to all rooms and access to the loft space.

**TO VIEW: Tel: 01642 955180**

129 High Street, Eston, TS6 9JD

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## KING STREET, TS6 6JX

### **BEDROOM ONE - 3.83m x 4.00m (12'7" x 13'1")**

An excellent size room with grey carpet, radiator and UPVC window.

### **BEDROOM TWO - 2.16m x 3.01m (7'1" x 9'11")**

A double room with grey carpet, radiator and UPVC window.

### **BEDROOM THREE - 2.06m x 2.60m (6'9" x 8'6")**

Currently used as a double room with grey oak laminate flooring, radiator and UPVC window.

### **EXTERNALLY**

The front of the property has on street parking and to the rear there is an enclosed yard area.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

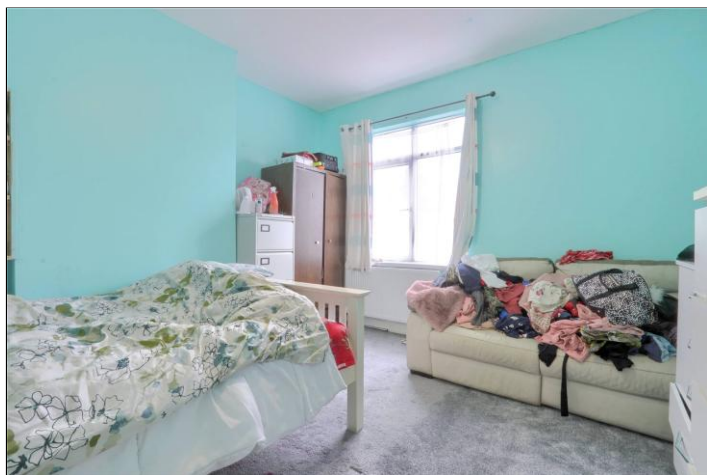
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**AGENTS REF:** - CF/LS/EST250519/22052026

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

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

Tel: **01642 955180**



KING STREET, TS6 6JX

A photograph of the Michael Poole property consultants storefront at night. The building has a blue neon sign that reads "Michael Poole property consultants". The storefront is large with glass windows and doors, displaying various property listings and signs. The interior is brightly lit, and the exterior is illuminated by the blue neon sign and streetlights.

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



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**TO VIEW:** Contact our Eston Office on Tel: **01642 955180**  
 129 High Street, Eston, TS6 9JD