

KENSINGTON ROAD, LINTHORPE, MIDDLESBROUGH, TS5 6AN



- ▲ Chain Free Sale
- ▲ Vacant Upon Completion
- ▲ UPVC Double Glazed Windows
- ▲ Gas Central Heating with a Combi Boiler
- ▲ Ideal for Investors
- ▲ Ripe for a Refurb!

£120,000

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Chain free and to be vacant upon completion!

This three bedroom, two reception room mid terrace is ideal for investors looking for a blank canvas to add to their portfolio!

Notable features include gas central heating, UPVC double glazed windows, two separate reception rooms and three good size bedrooms.

The property comprises entrance hall, lounge, dining room, kitchen and utility. On the first floor there are three bedrooms and a bathroom. Externally there is a small yard to the rear.

GROUND FLOOR

ENTRANCE HALL

With solid hardwood entrance door, radiator and staircase to the first floor.

LOUNGE - 3.2m x 3.6m (10'6" x 11'10")

With radiator.

DINING ROOM - 2.6m x 3.6m (8'6" x 11'10")

With radiator.

KITCHEN - 3.8m x 2.5m (12'6" x 8'2")

With white wall, drawer, and floor units, roll edge worktop, freestanding four ring gas cooker, stainless steel sink and radiator.

UTILITY AREA

With solid hardwood door to the rear garden, space for washing machine and space for fridge freezer.

FIRST FLOOR

LANDING

With loft access and storage cupboard.

BEDROOM ONE - 4.3m x 3.6m (14'1" x 11'10")

With radiator and built-in storage cupboard.

BEDROOM TWO - 3.6m x 2.5m (11'10" x 8'2")

With radiator.

BEDROOM THREE - 2.6m x 2.7m (8'6" x 8'10")

With radiator.

BATHROOM - 1.6m x 2.7m (5'3" x 8'10")

White three-piece suite comprising close coupled WC, pedestal wash hand basin and bath.

EXTERNALLY

REAR COURTYARD

Externally there is a rear courtyard with alley access.

AGENTS REF: - TM/LS/MID250148/28032025

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

TO VIEW: Contact our Middlesbrough office on

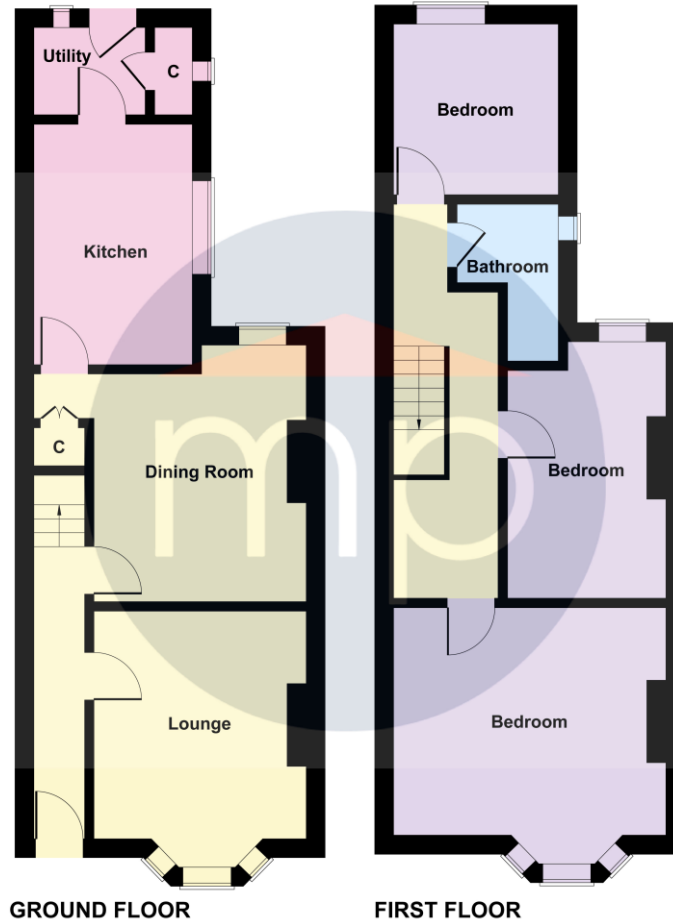
Tel: **01642 254222**

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64-66 Borough Road, Middlesbrough, TS1 2JH

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2 Kensington Road



Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	81
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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