

## LAUREL STREET, MIDDLESBROUGH, TS1 3DR



- ▲ Attention Investors!
- ▲ Open Plan Kitchen/Lounge/Diner with Internal Sliding Doors
- ▲ Teesside University Campus Just a Stone's Throw Away

- ▲ UPVC Double Glazed Windows & Composite Front Door
- ▲ Gas Central Heating

**£74,950**

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Ideal for investors! This two bedroom mid terrace features an open plan kitchen/lounge/diner.

Other features include UPVC double glazed windows and composite front door, gas central heating and Teesside University Campus is just a stone's throw away!

The property comprises vestibule, lounge with sliding doors to the kitchen/diner and the bathroom is also on the ground floor. On the first floor there are two bedrooms the second of which has a small room off the back of it, ideal for small office or storage area.

**GROUND FLOOR**

**ENTRANCE VESTIBULE** - With blue composite entrance door.

**LOUNGE - 3.4m x 3.2m (11'2" x 10'6")**  
With gas fire, radiator and sliding doors open to ...

**KITCHEN DINER - 3.5m x 3.4m (11'6" x 11'2")**  
With white wall, drawer, and floor units, roll edge worktop, space for freestanding four ring gas cooker, stainless steel sink, space for fridge freezer, space for washing machine, and radiator.

**LOBBY** - With UPVC door to the rear yard and staircase to the first floor.

**BATHROOM - 2.5m x 1.9m (8'2" x 6'3")**  
Comprising close coupled WC, pedestal wash hand basin, bath with electric shower and radiator.

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 3.2m x 3.7m (10'6" x 12'2")**  
With radiator and storage cupboard.

**BEDROOM TWO - 3.3m x 2.8m (10'10" x 9'2")**  
With radiator, loft access and connecting door to ...

**STORAGE ROOM - 1.7m x 1.5m (5'7" x 4'11")**

**EXTERNALLY**

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

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

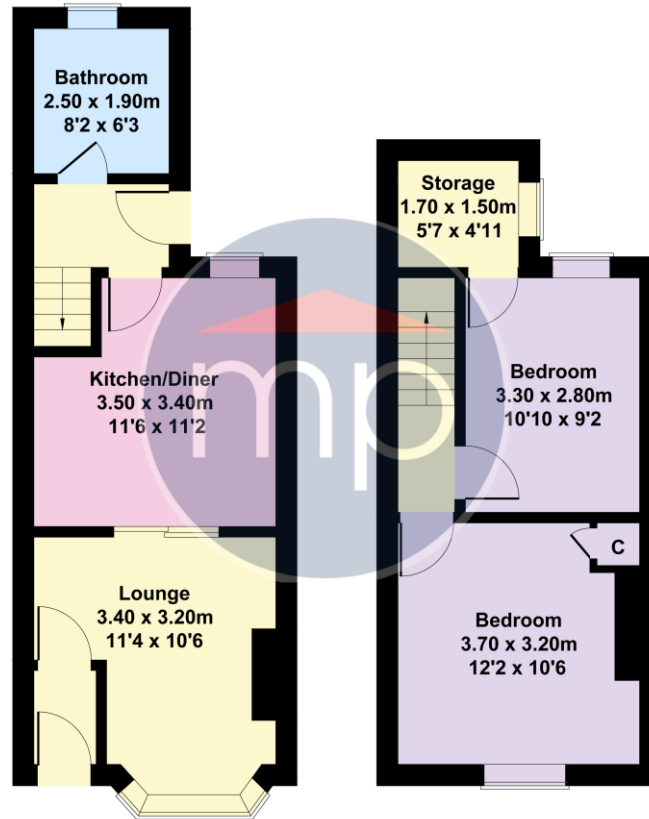
**TO VIEW:** Tel: 01642 254222  
64-66 Borough Road, Middlesbrough, TS1 2JH

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## 22 Laurel Street

Approximate Gross Internal Area  
614 sq ft - 57 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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**TO VIEW:** Contact our Middlesbrough Office on Tel: **01642 254222**  
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