

LAUREL STREET, MIDDLESBROUGH, TS1 3DR

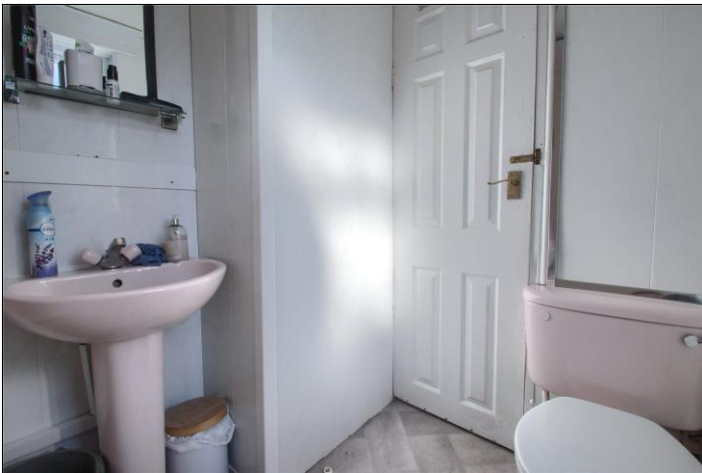


- ▲ Two Double Bedroom Mid Terrace
- ▲ UPVC Double Glazed Windows & Composite Front Door
- ▲ Stone's Throw from Teesside University Campus
- ▲ Gas Central Heating

£74,950

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A two bedroom mid terrace offering two reception rooms, loft room (not up to building regs), gas central heating, UPVC double glazed windows and composite front door and only a stone's throw from Teesside University Campus.

The property comprises entrance hall, lounge, dining room kitchen and ground floor bathroom. On the first floor there are two double bedrooms with the second providing loft room accessed via a staircase (Not up to regs!).

GROUND FLOOR

ENTRANCE HALL

With composite entrance door, radiator and woodgrain effect laminate flooring.

RECEPTION ROOM - 3.1m x 2.5m (10'2" x 8'2")

With radiator and woodgrain effect laminate flooring.

DINING ROOM - 3.5m x 3.2m (11'6" x 10'6")

With radiator and staircase to the first floor.

KITCHEN - 4.2m x 1.2m (13'9" x 3'11")

With wall, drawer, and floor units, roll edge worktop, space for freestanding four ring gas cooker, stainless steel sink, space for fridge freezer and space for washing machine, radiator and solid hardwood door to the rear yard.

BATHROOM - 1.6m x 2.2m (5'3" x 7'3")

Comprising close coupled WC, pedestal wash hand basin, bath and electric shower.

FIRST FLOOR

LANDING

BEDROOM ONE - 3.1m x 3.7m (10'2" x 12'2")

With radiator and built-in storage cupboard.

BEDROOM TWO - 3.5m x 2.7m (11'6" x 8'10")

With radiator and connecting door to the loft room.

LOFT ROOM - 3.4m x 3.4m (11'2" x 11'2")

Staircase not up to regs.

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

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EXTERNALLY

REAR YARD

To the rear there is a small rear yard with alley access.

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.

AGENTS REF: - TM/LS/MID250570/10032026

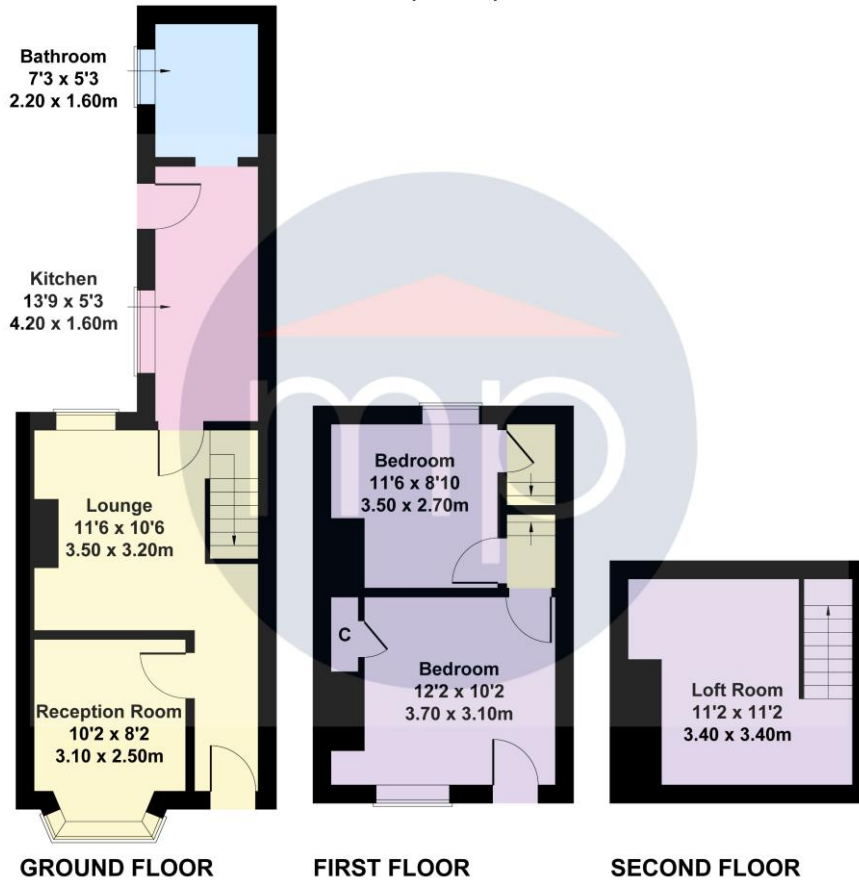
Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Middlesbrough office on
Tel: **01642 254222**



12 Laurel Street

Approximate Gross Internal Area
743 sq ft - 69 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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