

BROMPTON STREET, LINTHORPE VILLAGE, MIDDLESBROUGH, TS5 6BL



- ▲ Chain Free Sale
- ▲ Perfect Investment Opportunity & Ideal Home for First Time Buyers, Young Couples & Families Alike
- ▲ Gas Central Heating with a Combi Boiler
- ▲ Open Plan Kitchen/Lounge
- ▲ Two double Bedrooms
- ▲ Ground Floor Bathroom with A Four Piece Suite
- ▲ Freshly Redecorated

£87,500

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A great buy to let investment purchase featuring gas central heating with a combi boiler, UPVC double glazed windows and exterior doors, open plan kitchen/lounge, separate dining room, ground floor bathroom with a four piece suite and two double bedrooms.

The property comprises entrance hall, dining room, open plan kitchen/lounge, and ground floor bathroom with a four piece suite. On the first floor there are two double bedrooms.

GROUND FLOOR

ENTRANCE HALL

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

DINING ROOM - 2.8m x 3.1m (9'2" x 10'2")

With radiator.

LOUNGE - 3.8m x 3.8m (12'6" x 12'6")

With radiator.

KITCHEN - 2.5m x 2.4m (8'2" x 7'10")

With woodgrain effect wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with splashback tiles and stainless steel extractor fan, one and a half bowl sink unit with mixer tap, integrated under counter fridge, space for washing machine, towel rail and UPVC door to the rear garden.

BATHROOM - 3.4m x 2.4m (11'2" x 7'10")

Comprising close coupled WC, pedestal wash hand basin, bath, separate shower cubicle and chrome towel radiator.

FIRST FLOOR

LANDING

BEDROOM ONE - 3.8m x 3.1m (12'6" x 10'2")

With radiator and loft access.

BEDROOM TWO - 3.8m (12'6") reducing to 2.8m (9'2") x 3.8m (12'6")

With radiator.

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

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EXTERNALLY

COURTYARD

To the rear there is a small courtyard with alley gate access.

AGENTS REF: - TM/LS/MID250577/20112025

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

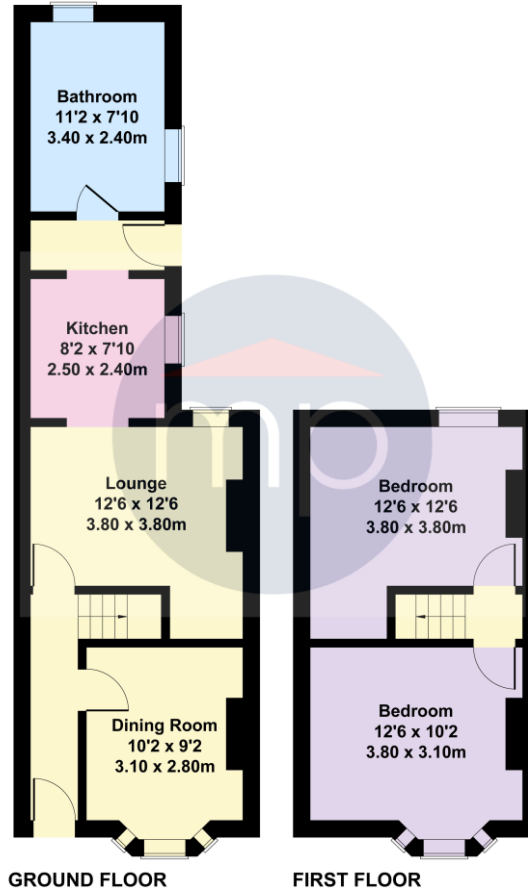
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4 Brompton Street

Approximate Gross Internal Area
775 sq ft - 72 sq m



Not to Scale. Produced by The Plan Portal 2025
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