

BRUNTONS MANOR COURT, PALLISTER PARK, MIDDLESBROUGH, TS3 8RP



- ▲ To Be Sold with A Tenant in Situ
- ▲ Two Double Bedroom Semi Detached Home in A Cul-De-Sac
- ▲ Large Private Rear Garden
- ▲ Ideal For a Landlord Looking to Add to Their Portfolio
- ▲ Solar Panels

- ▲ Existing Tenants That Have Been in There for Many Years & Wish to Remain
- ▲ Gas Central Heating with A Modern Combi Boiler
- ▲ Off Street Parking
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Conservatory

£82,500

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To be sold with a tenant in situ.

Ideal for an investor looking to add a property to their portfolio! The tenants have been in the property for many years and would like to remain in the property.

Notable features include gas central heating with a modern combi boiler, solar panels, off street parking, large private rear garden, conservatory, UPVC double glazed windows and exterior doors, and two double bedrooms.

The property comprises entrance hall, lounge, kitchen/diner and conservatory. On the first floor there are two double bedrooms and a bathroom.

GROUND FLOOR

ENTRANCE PORCH

With UPVC entrance door.

RECEPTION ROOM - 5.4m x 3.8m (17'9" x 12'6")

With staircase to the first floor, radiator, woodgrain effect laminate flooring and storage cupboard.

DINING ROOM - 3m x 2.7m (9'10" x 8'10")

With radiator.

KITCHEN - 2.7m x 2.3m (8'10" x 7'7")

With grey wall, drawer, and floor units, roll edge worktop, electric oven, four ring electric hob with stainless steel extractor fan, stainless steel sink, space for fridge freezer and space for washing machine. Radiator and French doors open to the conservatory.

CONSERVATORY - 2.8m x 2.4m (9'2" x 7'10")

With UPVC door to the rear garden.

FIRST FLOOR

LANDING

With storage cupboard and loft access.

BEDROOM ONE - 5m x 3m (16'5" x 9'10")

With radiator and wardrobe.

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

With radiator.

TO VIEW: Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

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BATHROOM - 2.4m x 2.1m (7'10" x 6'11")

Comprising close coupled WC, pedestal wash hand basin with mixer tap, shower bath, vertical radiator and spotlight.

EXTERNALLY

PARKING & GARDEN

To the front there is off street parking for a single car and to the rear there is a fence enclosed garden with decking.

AGENTS REF: - TM/LS/MID260019/10022026

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

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Tel: **01642 254222**

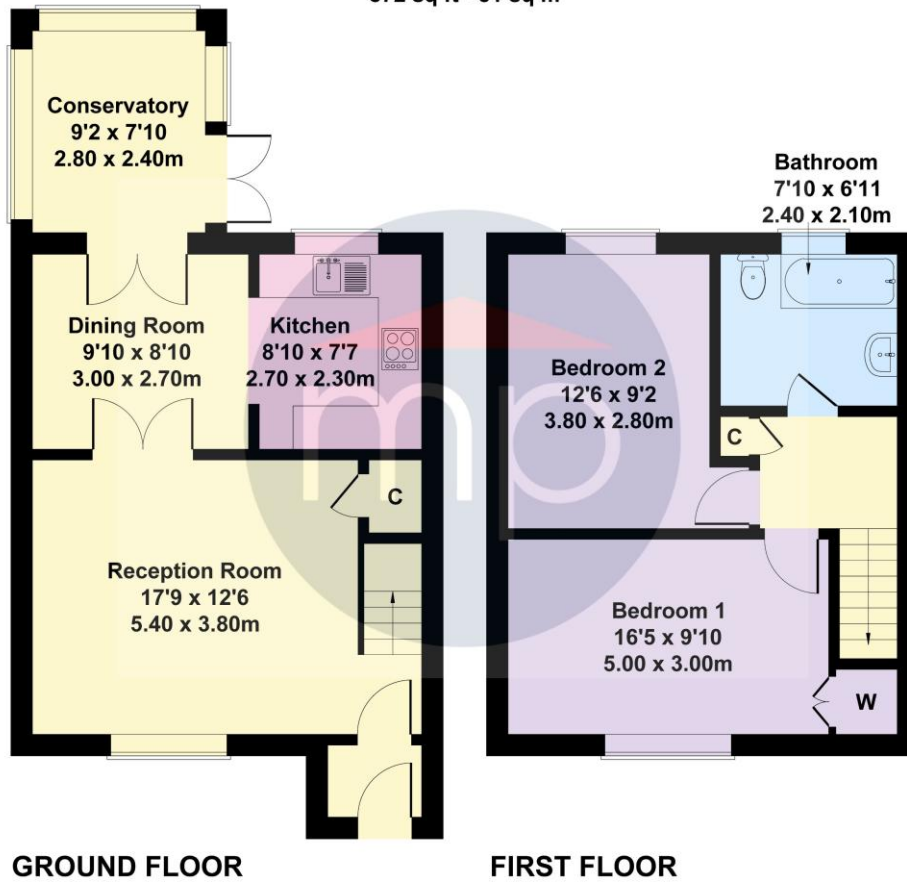
A photograph of the Michael Poole property consultants storefront at night. The building has large glass windows and a prominent blue neon sign that reads 'Michael Poole property consultants'. The interior of the shop is visible through the windows.

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

17 Bruntons Manor Court

Approximate Gross Internal Area
872 sq ft - 81 sq m



GROUND FLOOR

FIRST FLOOR

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

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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