

## BENSON STREET, LINTHORPE, MIDDLESBROUGH, TS5 6JQ



- ▲ Chain Free Sale
- ▲ Charming Fireplace with Surround
- ▲ Rental Income of Around £650 PCM
- ▲ Perfect Investment Opportunity & Ideal Home for First Time Buyers, Young Couples & Families Alike

- ▲ Gas Central Heating with a Combi Boiler
- ▲ Two Bedrooms
- ▲ First Floor Bathroom with A Modern Three Piece Suite
- ▲ Freshly Redecorated

**£89,950**

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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, modern kitchen, open plan lounge/diner, first floor bathroom with a three-piece suite and two bedrooms.

The property comprises entrance vestibule, open plan lounge/dining room and kitchen. On the first floor there are two bedrooms and a bathroom with a three-piece suite.

#### **GROUND FLOOR**

##### **ENTRANCE VESTIBULE**

With UPVC entrance door.

##### **LOUNGE - 3.9m x 3.2m (12'10" x 10'6")**

With radiator, fireplace and staircase to the first floor.

##### **DINING ROOM - 3.9m (12'10") x 3.7m (12'2") reducing to 2.8m (9'2")**

With radiator and fireplace.

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

With woodgrain effect wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with splashback tiles, stainless steel sink, washing machine and fridge freezer included, and UPVC door to the rear garden.

#### **FIRST FLOOR**

##### **LANDING**

##### **BEDROOM ONE - 3.2m x 2.9m (10'6" x 9'6")**

With two radiators and fireplace.

##### **BEDROOM TWO - 2.7m x 1.8m (8'10" x 5'11")**

With radiator, loft access and fitted wardrobes with sliding doors.

##### **BATHROOM - 1.8m x 1.9m (5'11" x 6'3")**

Modern white three-piece suite comprising close coupled WC, pedestal wash hand basin, bath with shower attachment, chrome towel radiator and tiled walls.

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

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**EXTERNALLY**

Small front garden and to the rear there is a wall enclosed yard with alleyway access.

**AGENTS REF:** - TM/LS/MID260077/16022026

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

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

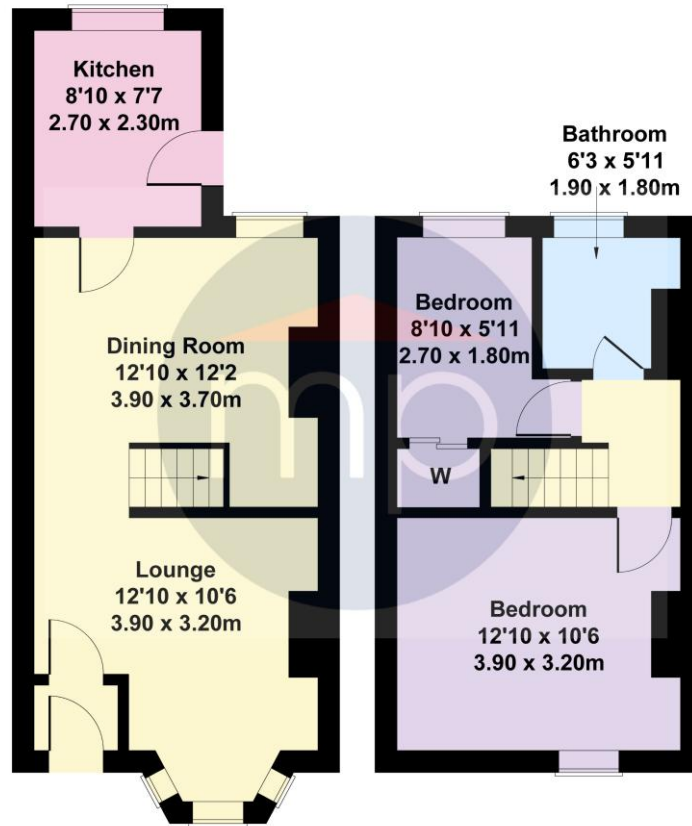
A photograph of the Michael Poole property consultants storefront at night. The sign above the entrance is illuminated with blue neon. The windows display various property listings and information.

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

### 32 Benson Street

Approximate Gross Internal Area  
667 sq ft - 62 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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