

PERCY STREET, MIDDLESBROUGH, TS1 4DD



- ▲ Available As a Single Purchase or As Part of a Five Property Portfolio!
- ▲ Previously Rented Out as A Four Bedroom Student House
- ▲ Respectable Yield
- ▲ Modern & Stylish Kitchen & Bathroom
- ▲ UPVC Double Glazed Windows & Exterior Doors

£96,000

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Attention investors! Available as a single purchase or as part of a five property portfolio! Chain free and modern! Previously rented out as a four bedroom student house with a respectable yield! It is sure to be popular!

The property comprises entrance hall, lounge/bedroom, lounge, kitchen and bathroom. On the first floor there are two bedrooms. On the second floor there is a loft room which has been let out as a bedroom.

GROUND FLOOR

ENTRANCE HALL

With UPVC entrance door and radiator.

LOUNGE/BEDROOM - 2.7m x 3.1m (8'10" x 10'2")

With radiator.

LOUNGE - 3.4m x 3.7m (11'2" x 12'2")

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

KITCHEN - 4m x 1.7m (13'1" x 5'7")

With cream high gloss wall, drawer, and floor units, wood block effect roll edge worktop, electric oven, four ring electric hob with stainless steel extractor fan and splashback, stainless steel sink with mixer tap, space for fridge freezer and washing machine, radiator and UPVC door to the rear yard.

BATHROOM - 1.7m x 1.7m (5'7" x 5'7")

Comprising close coupled WC, vanity wash hand basin with mixer tap, shower bath with electric shower, radiator and extractor fan.

FIRST FLOOR

LANDING

With stairs leading to the loft room (not up to building regs).

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

With radiator.

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64-66 Borough Road, Middlesbrough, TS1 2JH

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

With radiator.

LOFT ROOM - 3.1m x 3.5m (10'2" x 11'6")

With radiator and two skylights.

EXTERNALLY

REAR COURTYARD

Rear courtyard with rear alley access.

AGENTS NOTE:

We have been advised that a new boiler is required for this property.

AGENTS REF: - TM/LS/MID260182/25032026

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

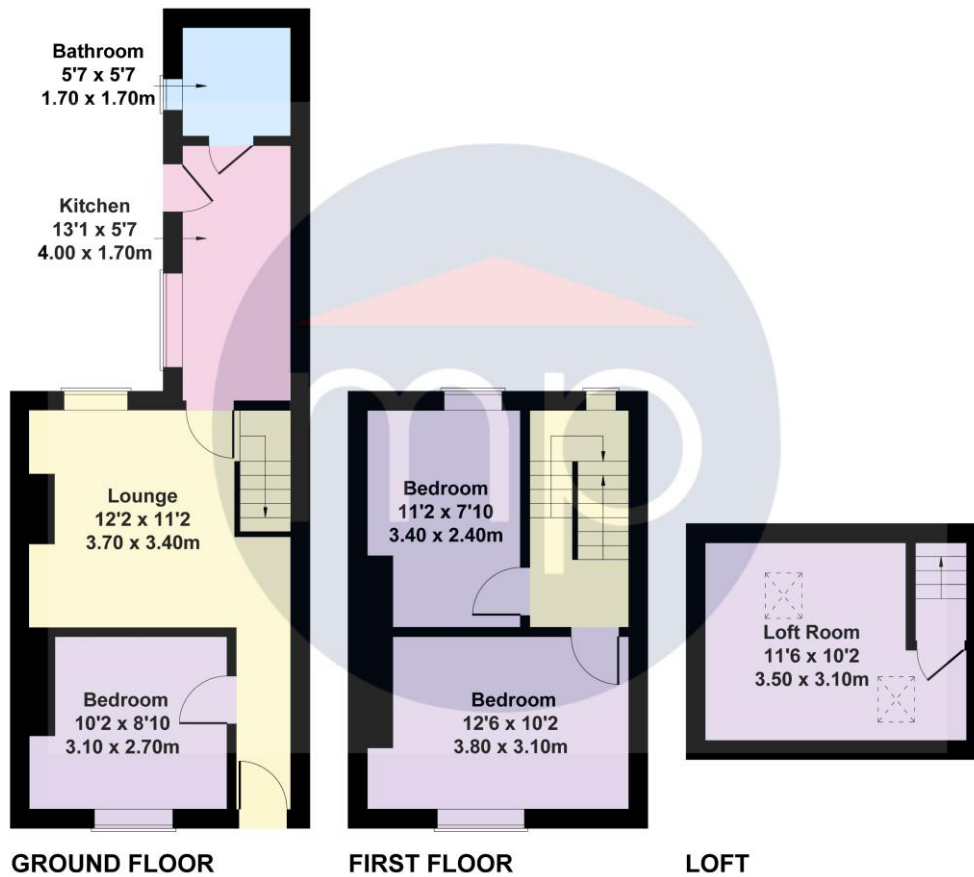
TO VIEW: Contact our Middlesbrough office on

Tel: **01642 254222**



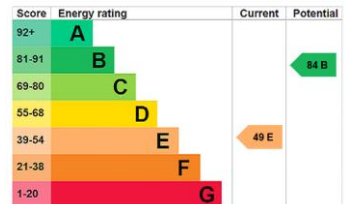
25 Percy Street

Approximate Gross Internal Area
797 sq ft - 74 sq m



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

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