

## 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

**£79,950**

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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.

**TO VIEW:** Tel: 01642 254222  
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.

**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/MID260182/25032026

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

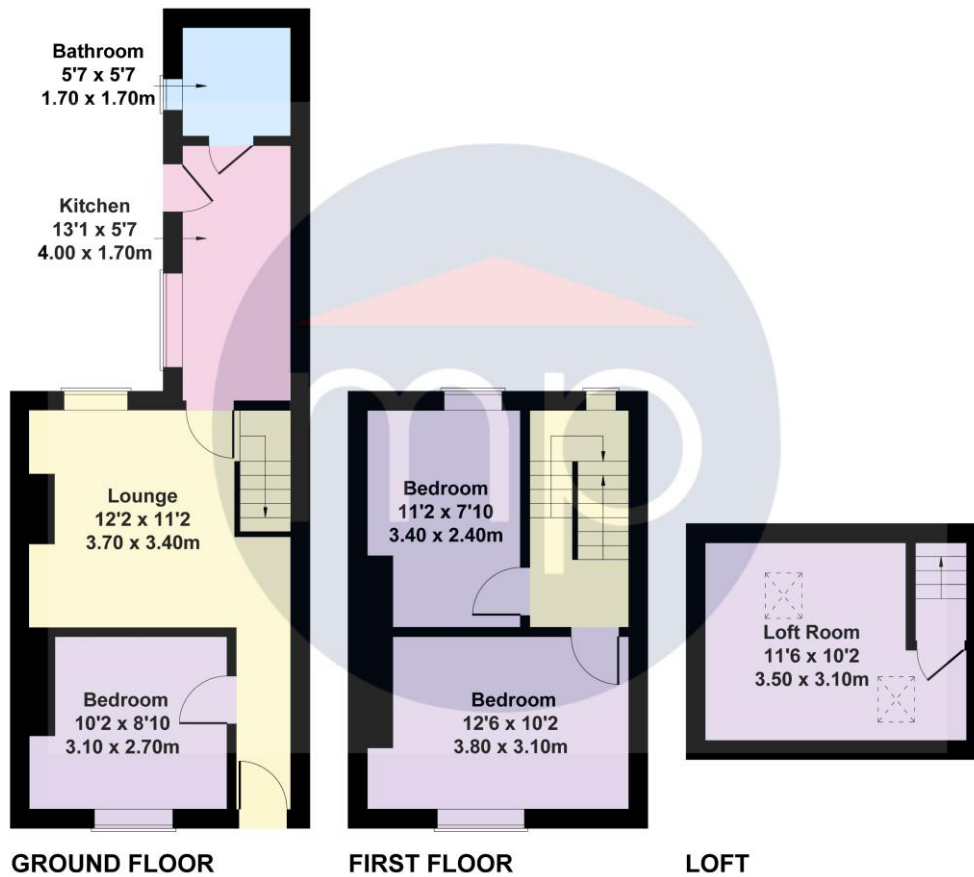
**TO VIEW:** Contact our Middlesbrough office on

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.

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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