

PORTMAN STREET, MIDDLESBROUGH, TS1 4DQ



- ▲ Available As a Single Purchase or As Part of a Five Property Portfolio!
- ▲ Previously Been Rented Out as A Three 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 three bedroom student house with a respectable yield. It is sure to be popular!

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

GROUND FLOOR

ENTRANCE HALL

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

BEDROOM/LOUNGE - 3.2m x 2.6m (10'6" x 8'6")

With radiator.

LOUNGE - 3.2m x 3m (10'6" x 9'10")

With radiator and storage cupboard.

KITCHEN - 2.5m x 2.1m (8'2" x 6'11")

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

FIRST FLOOR

LANDING

With loft access.

BEDROOM ONE - 3.8m x 3.2m (12'6" x 10'6")

With radiator.

BEDROOM TWO - 3.2m x 2.6m (10'6" x 8'6")

With radiator.

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

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BATHROOM - 2.5m x 2.1m (8'2" x 6'11")

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

EXTERNALLY

REAR COURTYARD

Small courtyard to the rear with alleyway access.

AGENT 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/MID260183/25032026

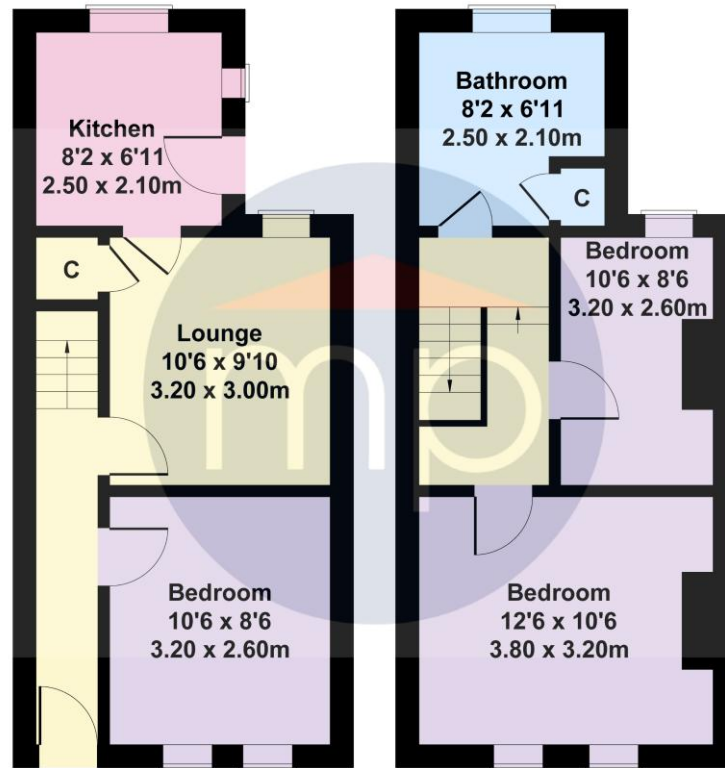
Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Middlesbrough office on

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12 Portman Street

Approximate Gross Internal Area
678 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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