

PALMER STREET, MIDDLESBROUGH, TS1 4DF



- ▲ Chain Free Sale!
- ▲ Ideal For First Time Buyers, Young Couples & Investors Alike!
- ▲ Two Bedroom Mid Terrace Home
- ▲ Stylish Shower Room

- ▲ Retiled Main Roof
- ▲ Modern Kitchen
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Gas Central Heating

£77,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This chain free sale offers a two bedroom mid terrace home!

Notable features include gas central heating, UPVC double glazed windows and exterior doors, retiled main roof, stylish shower room and a modern kitchen.

The property comprises open plan lounge/diner, kitchen and shower room. On the first floor there are two bedrooms. Externally there is a small rear courtyard.

GROUND FLOOR

LOUNGE/DINING ROOM - 6.1m x 3.3m (20' x 10'10")

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

KITCHEN - 2.6m x 1.7m (8'6" x 5'7")

With cream wall, drawer, and floor units, roll edge worktop, space for freestanding four ring gas cooker, space for washing machine and space for fridge freezer, stainless steel sink with mixer tap, UPVC door to the rear courtyard and storage cupboard.

SHOWER ROOM - 1.7m x 1.7m (5'7" x 5'7")

Comprising close coupled WC with hidden cistern, vanity wash hand basin with mixer tap, corner shower, chrome towel radiator and cladded walls.

FIRST FLOOR

LANDING

BEDROOM ONE - 3m x 3.5m (9'10" x 11'6")

With radiator and storage cupboard.

BEDROOM TWO - 3m x 2.6m (9'10" x 8'6")

With radiator and storage cupboard.

EXTERNALLY

REAR COURTYARD - Rear courtyard with alleyway access.

TO VIEW: Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

www.michaelpoole.co.uk



PALMER STREET, TS1 4DF



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/MID260288/09062026

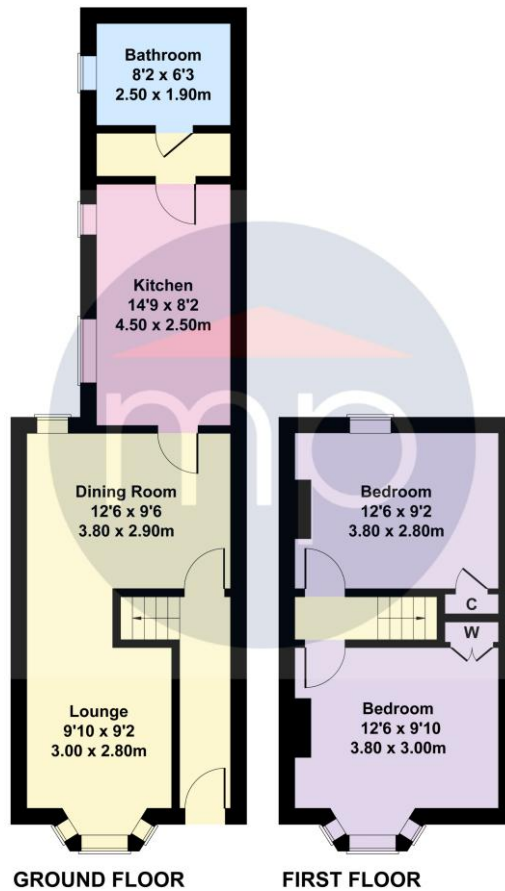
Council Tax Band: A **Tenure:** Freehold

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



12 Palmer 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.



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