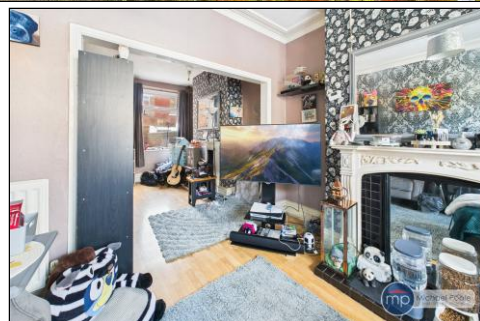


QUEEN STREET, CARLIN HOW, SALTBURN-BY-THE-SEA, TS13 4DQ



- ▲ Three-bedroom mid-terraced house
- ▲ Ideal buy-to-let investment opportunity
- ▲ Well-presented throughout
- ▲ Opportunity to add further value

- ▲ Convenient location close to local amenities
- ▲ Popular residential area in Carlin How

£60,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Located on Queen Street in Carlin How, this well-presented three-bedroom mid-terraced house is offered to the market as an ideal rental investment opportunity or an ideal first purchase.

The property offers well-proportioned accommodation throughout and has been maintained to a good standard. Its convenient location places it close to a range of local amenities, transport links and everyday services, making it an attractive and practical home for tenants.

While performing well as a rental property, the house also presents further potential for a purchaser to add value over time, enhancing returns and long-term capital growth.

GROUND FLOOR

LIVING ROOM - 3.66m x 3.56m (12' x 11'8")

KITCHEN - 3.78m x 2.77m (12'5" x 9'1")

UTILITY ROOM - 1.65m x 2.64m (5'5" x 8'8")

WC - 1.07m x 1.27m (3'6" x 4'2")

FIRST FLOOR

LANDING - 2.62m x 1.65m (8'7" x 5'5")

BEDROOM ONE - 3.38m x 4.22m (11'1" x 13'10")

BEDROOM TWO - 3.66m x 2.46m (12' x 8'1")

BEDROOM THREE - 2.2m x 2.8m (7'3" x 9'2")

BATHROOM - 1.5m x 1.9m (4'11" x 6'3")

TO VIEW: Tel: 01287 552280
10 Chaloner Street, Guisborough, TS14 6QD

www.michaelpoole.co.uk



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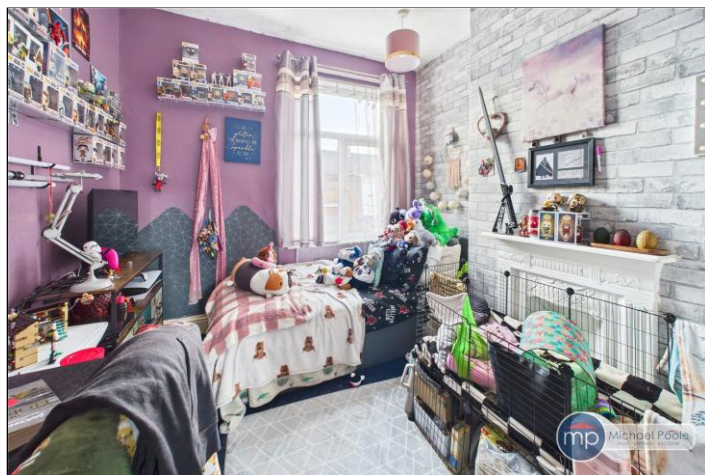
Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

AGENTS REF: - JS/LS/RED250980/16012026

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

TO VIEW: Contact our Guisborough office on

Tel: **01287 552280**



QUEEN STREET, TS13 4DQ

A photograph of the Michael Poole property consultants storefront at night. The storefront is illuminated by blue neon lights. The sign above the entrance reads "Michael Poole property consultants". The windows display various property listings. Below the image, there is a dark blue banner with white text.

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



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 Guisborough Office on Tel: **01287 552280**
10 Chaloner Street, Guisborough, TS14 6QD