

HIGH STREET, LAZENBY, MIDDLESBROUGH, TS6 8DZ



- ▲ Recently refurbished throughout
- ▲ Two good sized bedrooms
- ▲ Spacious lounge filled with natural light
- ▲ Generous kitchen and dining space
- ▲ Ground floor bathroom

- ▲ Popular High Street location
- ▲ Walking distance to local shops, pubs and parks
- ▲ Ideal first time buy or investment opportunity

£85,000

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Situated on Lazenby High Street, this recently refurbished two bedroom mid-terraced home is ideally placed within a stone's throw of local shops, pubs, parks and other everyday amenities. Offering spacious and well-presented accommodation throughout, the property is perfectly suited to first time buyers, young families or investors alike.

Internally, the home comprises a bright and welcoming lounge, a generous kitchen and dining space ideal for everyday living and entertaining, along with a ground floor bathroom. To the first floor are two good sized bedrooms offering comfortable accommodation throughout.

Conveniently located and ready to move straight into, early viewing is highly advised.

GROUND FLOOR

ENTRY - 1.02m x 0.79m (3'4" x 2'7")

LIVING ROOM - 4.2m x 5.4m (13'9" x 17'9")

KITCHEN - 3.28m x 4.24m (10'9" x 13'11")

BATHROOM - 1.9m x 1.52m (6'3" x 5')

FIRST FLOOR

LANDING - 1.75m x 2.03m (5'9" x 6'8")

BEDROOM ONE - 3.96m x 3.28m (13' x 10'9")

BEDROOM TWO - 2.84m x 3.1m (9'4" x 10'2")

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

TO VIEW: Tel: 01642 955180
129 High Street, Eston, TS6 9JD

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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: - JS/LS/RED260227/29052026

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

TO VIEW: Contact our Eston office on

Tel: 01642 955180





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