



**Kensington Road, Middlesbrough TS5 6AN**

**welcome to**

## **Kensington Road, Middlesbrough**

A fantastic investment opportunity situated in a central Middlesbrough location, this versatile three-bedroom property has been thoughtfully converted into two self-contained apartments.

### **Entrance Hall**

Enter through UPVC double glazed door into hallway, staircase to first floor.

### **Reception Room**

9' 2" x 17' 10" ( 2.79m x 5.44m )  
Access to kitchen, UPVC double glazed window to side, radiator.

### **Bathroom**

Bath, toilet, wash hand basin.

### **Bedroom 2**

11' 10" x 14' 10" ( 3.61m x 4.52m )  
UPVC double glazed bay window to front, radiator, TV point.

### **Bedroom 3**

9' 5" x 15' 10" ( 2.87m x 4.83m )  
UPVC double glazed window to rear, radiator.

### **Kitchen/Diner**

8' 10" x 14' 10" ( 2.69m x 4.52m )  
Range of base and wall units with complementary work surfaces, plumbing for washing machine, integral oven, four ring gas hob, extractor fan, recess for appliances, fridge/freezer, sink with draining board and mixer tap, UPVC double glazed door leading to rear garden, UPVC double glazed window to side.

### **Landing**

Storage cupboards.

### **Bedroom 1**

5' 3" x 16' 4" ( 1.60m x 4.98m )  
UPVC double glazed bay window to front, radiator.

### **Bedroom 4**

9' 5" x 12' 7" ( 2.87m x 3.84m )  
UPVC double glazed window to rear, radiator.

### **Bathroom**

UPVC double glazed window to side, wash hand basin, toilet, bath with dual taps.

### **Upstairs Kitchen**

9' 8" x 17' 8" ( 2.95m x 5.38m )  
UPVC double glazed window to rear and side, base units, sink and draining board, plumbing for washing machine, radiator, recess for cooker and other appliances.

### **Externally Rear Garden**

Enclosed yard.

### **Front Garden**

On-street parking.





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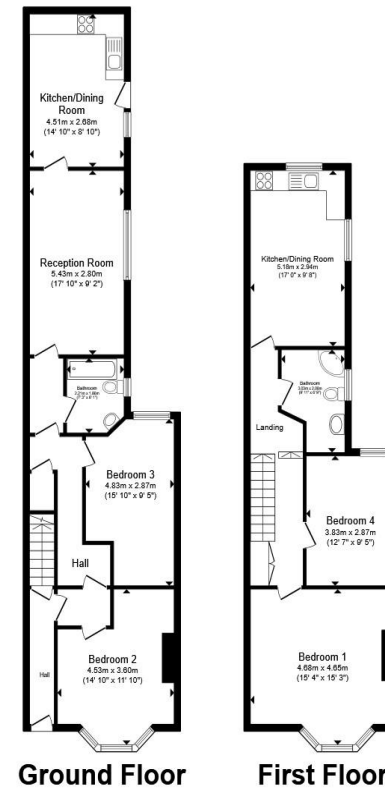
welcome to

## Kensington Road, Middlesbrough

- GREAT INVESTMENT OPPORTUNITY
- CLOSE TO THE TOWN CENTRE
- GREAT TRANSPORT LINKS
- ON-STREET PARKING
- REAR YARD

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£120,000**



Total floor area 143.4 m<sup>2</sup> (1,544 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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