



**Roseberry Road, Middlesbrough TS4 2QF**

**welcome to**

## **Roseberry Road, Middlesbrough**

This well-presented two-bedroom end-terrace home offers an excellent opportunity for first-time buyers and investors alike.

### **Entrance**

Door to lounge

### **Lounge**

14' 11" including staircase x 12' 9" ( 4.55m including staircase x 3.89m )  
Stairs to first floor, radiator, upvc double glazed window to front, TV and telephone point,

### **Kitchen/Diner**

10' 3" max x 14' 10" ( 3.12m max x 4.52m )  
UPVC double glazed door to rear. UPVC double glazed window to rear, radiator, integral electric oven, four cylinder gas hob, sink with drainer board and dual tap, recess for appliances and extractor unit.

### **Landing**

Stairs from lounge, storage cupboard housing boiler and void loft access.

### **Bathroom**

WC, wash hand basin, radiator, bath, UPVC double glazed window to rear.

### **Bedroom One**

9' 1" including bulk head x 14' 11" ( 2.77m including bulk head x 4.55m )  
UPVC double glazed window to front, radiator and bulk head over stairs.

### **Bedroom Two**

8' 5" max x 13' 8" ( 2.57m max x 4.17m )  
UPVC double glazed window to rear, radiator,

### **Externally**

To the rear there is an easy maintainable rear garden with artificial turf and stoned areas with storage shed and garden is enclosed by timber

fencing. To the front there is an easy maintainable garden.

### **Agents Note**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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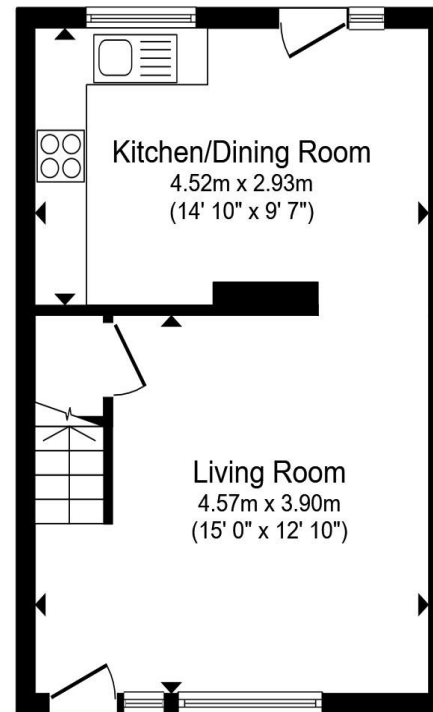
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## Roseberry Road, Middlesbrough

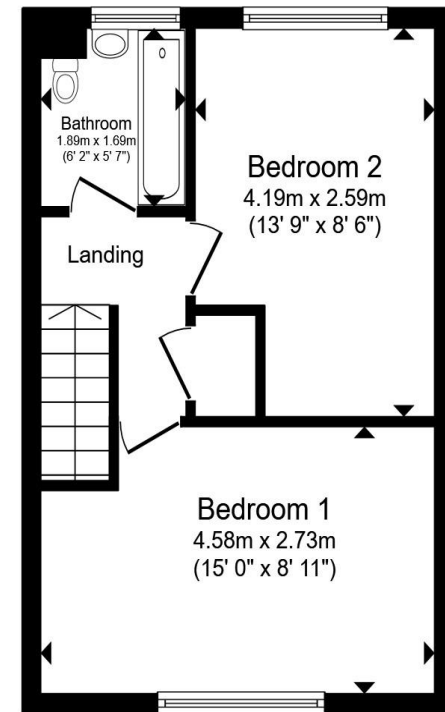
- GREAT FOR FIRST TIME BUYERS
- IDEAL FOR INVESTMENT
- TWO WELL-PROPORTIONED BEDROOMS
- FRONT & REAR GARDEN
- ON STREET PARKING

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

**£100,000**



**Ground Floor**



**First Floor**

Total floor area 64.2 m<sup>2</sup> (692 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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