



Lambton Street, Middlesbrough TS6 0LN

welcome to

Lambton Street, Middlesbrough

This well-presented two-bedroom mid-terrace property, situated in the popular TS6 area, offers an excellent opportunity for first-time buyers, small families, or investors.

Entrance Hall

Enter through composite door into hallway, staircase to first floor, radiator.

Lounge/Dining Area

23' 3" x 9' 11" excl chimney breast (7.09m x 3.02m excl chimney breast)
UPVC double glazed window to front and rear, 2 radiators, traditional fire place with mantle.

Kitchen

13' 3" x 6' 10" (4.04m x 2.08m)
Fully fitted kitchen, UPVC double glazed window, UPVC double glazed door leading to rear court, electric oven, electric hob, chimney extractor fan, recess for fridge/freezer, recess for washing machine, 1 1/2 bowl sink, radiator.

Landing

Loft hatch, spotlights to ceiling.

Bathroom

Toilet, pedestal style wash hand basin, bath with shower above, UPVC double glazed frosted windows, towel style radiator.

Bedroom 1

13' x 10' (3.96m x 3.05m)
UPVC double glazed window to front, radiator, spotlights to ceiling.

Bedroom 2

11' 11" x 7' 7" excl chimney breast (3.63m x 2.31m excl chimney breast)
UPVC double glazed windows to the rear, radiator, spotlights to ceiling, boiler.

Externally Rear Garden

Small yard garden.

Front Garden

On-street parking

Agents Notes

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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welcome to

Lambton Street, Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- GREAT INVESTMENT OPPORTUNITY
- OPEN PLAN LIVING/DINING SPACE
- REAR YARD
- ON-STREET PARKING

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

£85,000



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Property Ref:
MAR112317 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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