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Lambton Street, Middlesbrough TS6 0LN



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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



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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 - 0002

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