



Kirkstall Avenue, Park End, Middlesbrough, TS3 0JB

A three bedroom mid terrace house offered for sale with the benefit of no onward chain, presenting an excellent opportunity for buyers looking to modernise and add value. The property is gas centrally heated via a modern combi boiler and benefits from double glazing throughout.

The accommodation comprises an entrance hallway, a comfortable lounge with a contemporary electric fire and a spacious kitchen/dining room to the ground floor. To the first floor are three bedrooms and a family bathroom.

Externally, the property enjoys a paved front garden overlooking a pleasant green area, while the rear garden features double gates providing useful off road parking for one small vehicle.

Situated in a location with consistently strong demand for rental properties, this home will particularly appeal to investors seeking a buy to let opportunity, as well as buyers looking to create a home to their own specification.

£70,000

 3  1  1 

HALL

LOUNGE

13' x 12'6" (3.96m x 3.81m)

KITCHEN/DINING ROOM

16' x 11'6" (4.88m x 3.51m)

LANDING

BEDROOM ONE

14'8" x 9'11" (4.47m x 3.02m)

BEDROOM TWO

9'10" x 7' (3.00m x 2.13m)

BEDROOM THREE

8'8" x 6'6" (2.64m x 1.98m)

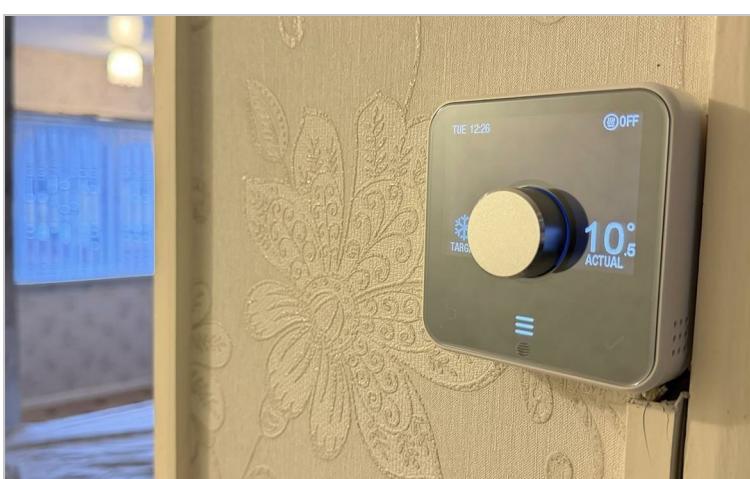
BATHROOM

8'4" x 6'2" (2.54m x 1.88m)

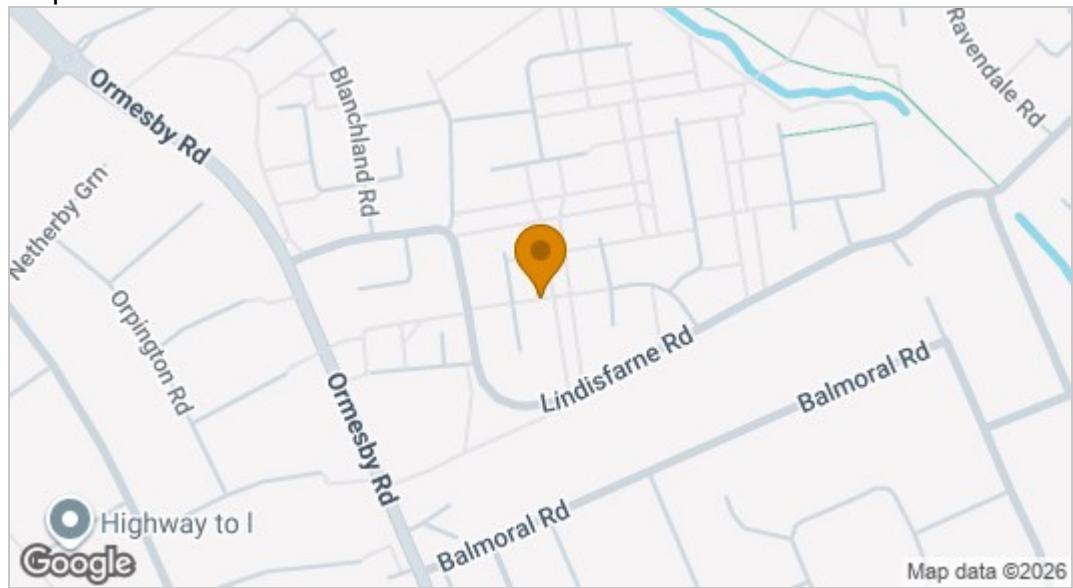
AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.





Map

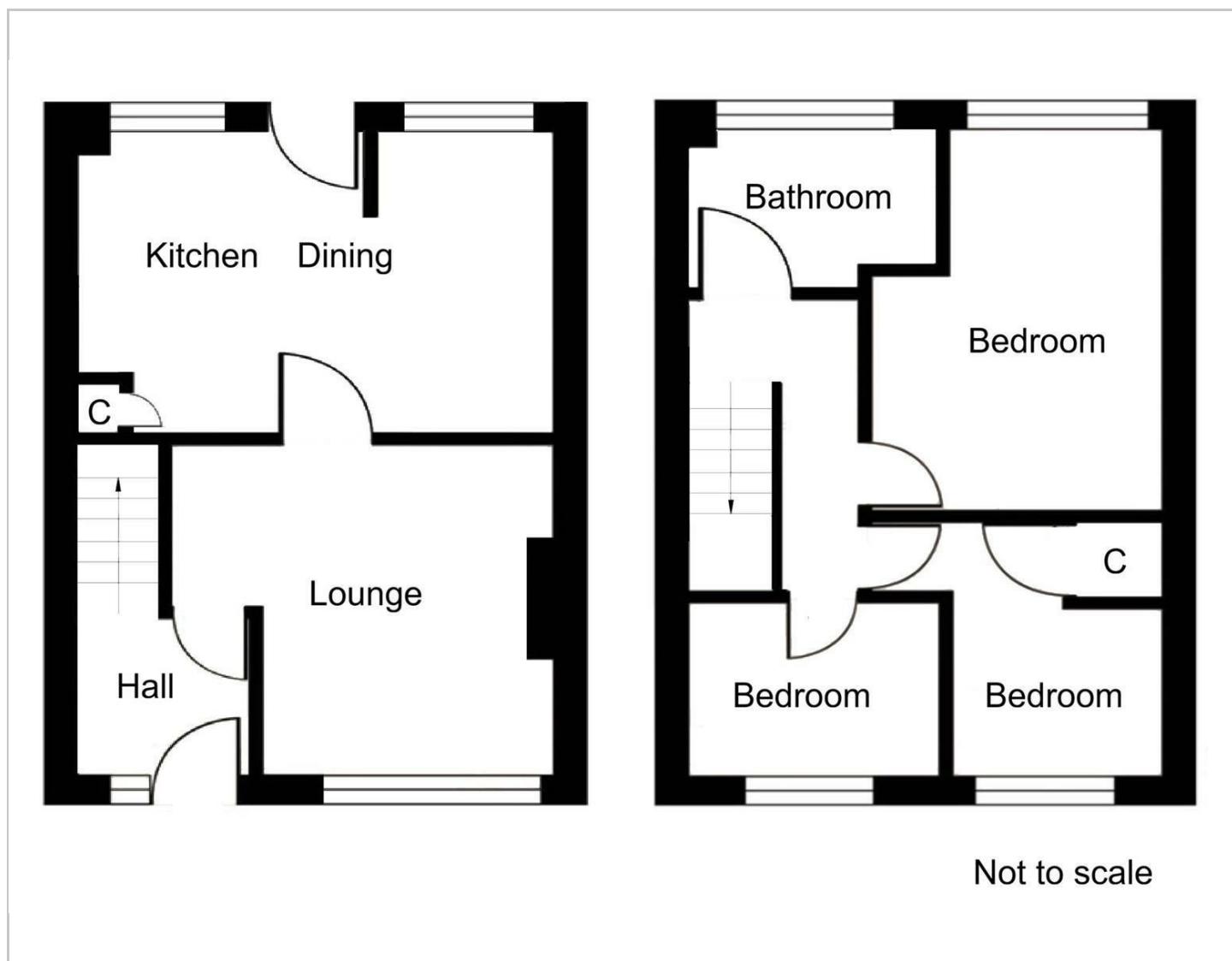


EPC graph

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Floor Plan



Not to scale

VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.