



## 5 LAMBETH ROAD MIDDLESBROUGH, TS5 6ED

£149,950  
FREEHOLD

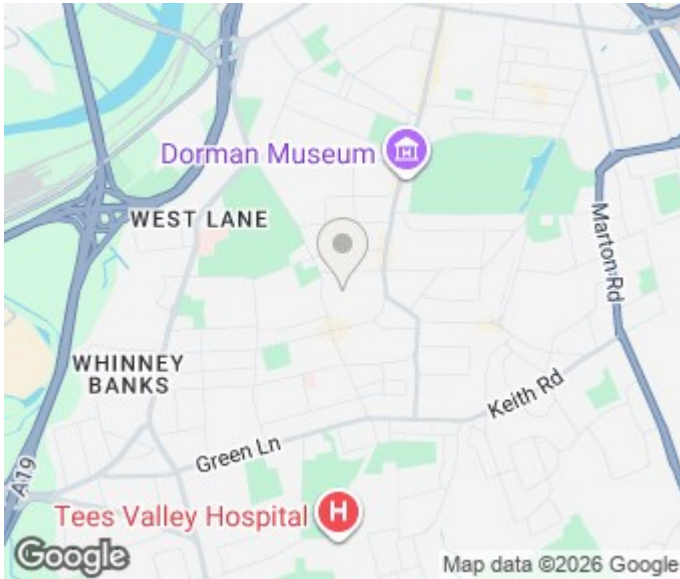
**\*\* NEW GAS COMBI BOILER WITH 5 YEAR GUARANTEE \*\*** Nestled on the charming Lambeth Road in Middlesbrough, this delightful terraced house offers a wonderful opportunity for families and first-time buyers alike. With two generous reception rooms and three well-proportioned bedrooms, this property provides ample space for comfortable living.

This home is perfect for those seeking a blend of comfort and practicality in a sought-after area. With its proximity to transport links, residents can easily access the wider Middlesbrough area and beyond.

In summary, this terraced house on Lambeth Road is a fantastic opportunity to create a warm and inviting home in a lively neighbourhood. Don't miss your chance to make this property your own.

Council tax band £1933.97pa. Energy rating: D-61.

drummonds  
estate agents



| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         | 78        |
| (55-68) <b>D</b>                                   | 61                      |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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