



horizon
FOR SALE

Newlands Road, Middlesbrough

£120,000 Freehold

3 bedroom terraced house for sale

Description

Available to the market with no onward chain is this spacious and well-presented terrace home, situated on Newlands Road, Middlesbrough. This spectacular home features two good size reception rooms, three bedrooms and two bathrooms! In brief the accommodation comprises: Entrance vestibule with stairs leading into hallway, front elevation lounge (presently used as a bedroom), separate dining room, fitted contemporary kitchen and ground floor bathroom suite. Rising to the first floor you are welcomed with three good size bedrooms plus shower room. External to the property, there is on street parking to the front and paved courtyard to rear.

Newlands Road was previously an operational four bedroom HMO, and each room was £400pcm (£1,600pcm)

Room Descriptions & Measurements:

Ground Floor Accommodation

Entrance Vestibule

Entered via door to front elevation and door leading through to hallway.

Hallway

Stairs to first floor landing, radiator and door through to lounge.



Lounge

3.75m x 3.12m

Bay window to front elevation, radiator and carpet flooring.

Dining Room

3.54m x 3.03m

Window to rear elevation, radiator and carpet flooring. Door through to kitchen.

Kitchen

3.96m x 2.57m

Fitted with a range of wall and base units, gas hob, oven, extractor fan, stainless steel sink and drainer unit with mixer taps, plumbing for washing machine, under counter freezer, tiled walls and window to side elevation. Door through to inner lobby.

Inner Lobby

Doors leading through to ground floor bathroom and rear courtyard.

Ground Floor

Bathroom 2.40m x 1.88m

Suite comprising low level WC, wash hand basin, panel bath with mixer taps, fully tiled walls and window to side elevation.

First Floor Landing

Accessed via stairs from hallway and doors leading to three bedrooms and shower room.

Bedroom One

4.24m x 3.23m

Bay window to front elevation, radiator and storage cupboard.

Bedroom Two

3.54m x 2.43m

Window to rear elevation and radiator.

Bedroom Three

2.62m x 2.29m

Window to rear elevation and radiator.

Shower Room

Suite comprising walk-in shower cubicle and WC.

Externally

To the rear of the property there is a paved courtyard.

BUYERS PREMIUM FEE:

Buyers Premium Fee of £5000 plus vat is Applicable.

When you decide to proceed with the purchase of a property, a buyer's premium fee is charged. This fee secures your interest in the sale and ensures the property is reserved for you. Please note that this fee is non-refundable, even if you choose to withdraw from the purchase or if the survey flags advisories. However, if a survey highlights a structural issue that significantly impacts the property's funding potential, we offer the option to reallocate the fee to another property within our portfolio. This provides flexibility while ensuring your investment remains secure.

Council Tax Band: A

Tenure: Freehold

Tenure

Freehold

GROUND FLOOR

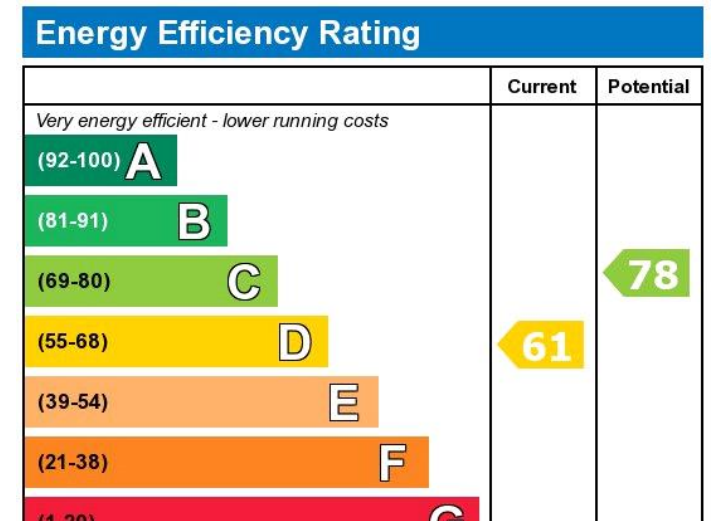


1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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