



38 Haddon Street , Middlesbrough, TS1 3JJ

Horizon Property Group are delighted to bring to market this two-bedroom mid-terrace property located on Haddon Street, Middlesbrough (TS1).

Positioned just a short distance from Teesside University, local amenities, and transport links, this property is ideal for investors seeking to capitalise on the strong rental demand in the area.

The property is offered as part of a corporate sale and presents excellent potential as a buy-to-let or refurbishment project.

Layout
Ground Floor:
Entrance porch

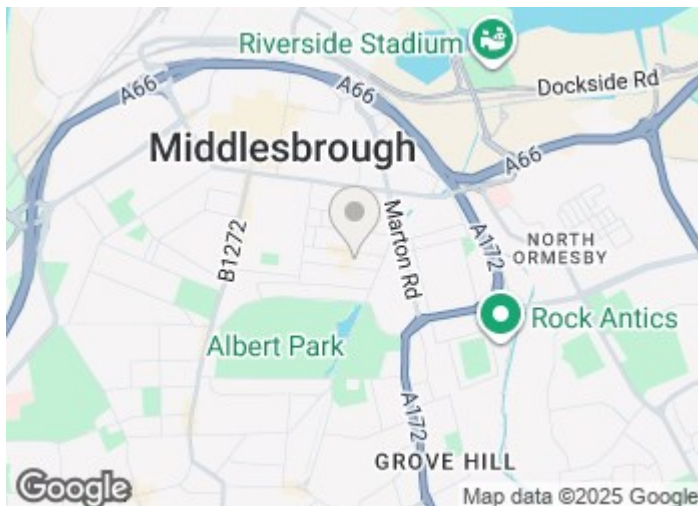
Asking Price £70,000

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, Middlesbrough, TS1 3JJ



- 2 Double Bedrooms
- Sought After TS1 Location
- Potential Rental Income of £750PCM
- Spacious Lounge/Dining Room
- Walking Distance to Teesside University
- Rear Yard
- Excellent Investment Opportunity



[Directions](#)





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	