



60 Belle Vue Grove , Middlesbrough, TS4 2PZ

CASH BUYERS ONLY!

Situated in the heart of Middlesbrough, Belle Vue Grove presents a unique opportunity for investors and homeowners seeking a project. This four-bedroom mid-terrace property requires comprehensive refurbishment throughout, offering the chance to tailor the space to modern standards and personal preferences. This property is conveniently located within a mile of James Cook University Hospital and its associated train station, providing excellent transport links. The property is also well-placed for access to Middlesbrough town centre, ensuring proximity to a range of amenities and services.

Belle Vue Grove offers a compelling opportunity for those looking to invest in a property with significant potential. With comprehensive refurbishment, this can be transformed into a modern and comfortable home, aligning with current market trends and contributing to the revitalisation of the local community.

Buyer's Premium Fees Applicable of £3,600+VAT

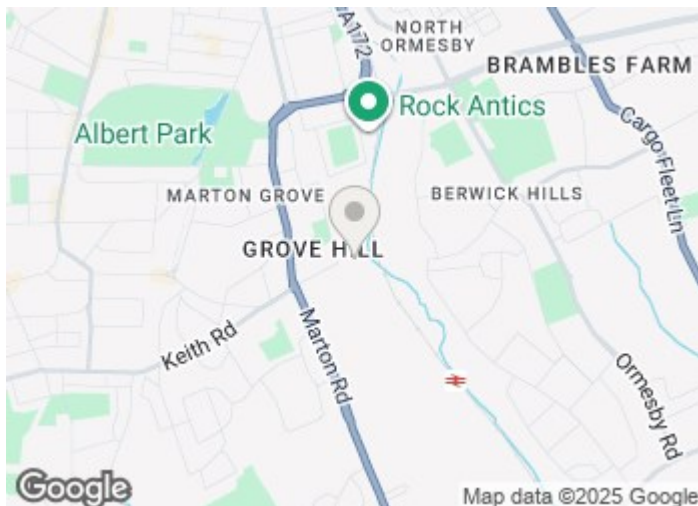
Offers In Excess Of £85,000

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, Middlesbrough, TS4 2PZ



- ***CASH BUYERS ONLY!***
- Two Reception Rooms
- A Blank Canvas for Investors/Homeowners Looking to Fully Modernise & Customise the Property
- Four Spacious Bedrooms, Offering Excellent Potential for Family Living or Rental Opportunities
- Convenient Location
- Gardens to Front & Rear
- Available With No Onward Chain
- Vacant Possession
- Spacious Accommodation Throughout
- Buyer's Premium Fees Apply!



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. Made with Metropix ©2025

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.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (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 | |