

horizon

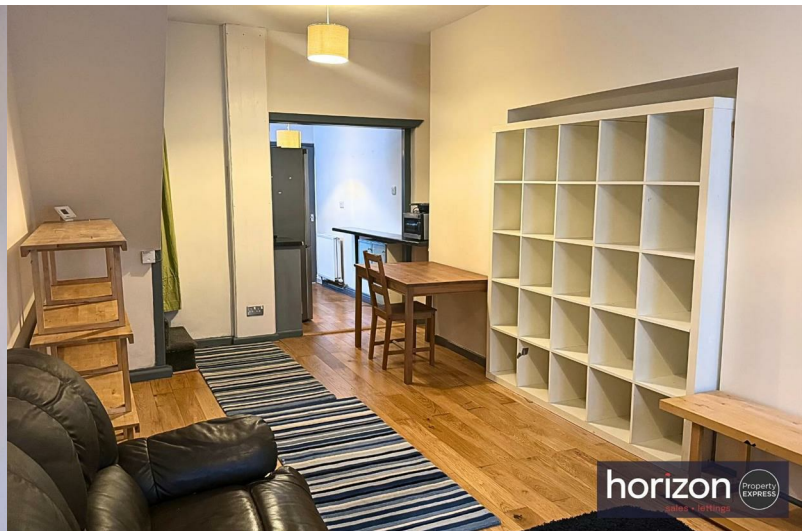
sales • lettings



37 Montrose Street

Middlesbrough, TS1 2HU

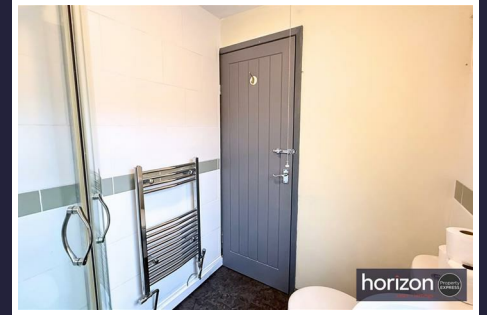
Asking Price £80,000



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Middlesbrough, TS1 2HU

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This immaculately presented two-bedroom mid-terrace home offers stylish, move-in-ready accommodation just moments from Middlesbrough Town Centre and Teesside University. Thoughtfully updated by the current owners, the property now boasts a modern fitted kitchen, an updated bathroom, and high-quality décor throughout, making it an excellent choice for investors or first-time buyers.

Ground Floor
Entrance Vestibule

Lounge – 22'5" x 11'3"

A spacious dual-aspect lounge featuring two UPVC double-glazed front windows, fresh décor, and two radiators. Staircase leading to the first floor.

Kitchen – 10'8" x 5'5"

Now fitted with a modern kitchen, offering updated base and wall units, contemporary worktops, tiled splashbacks, stainless-steel sink with mixer tap, space for appliances, and flooring continued from the lounge/diner complimenting the open plan. Side aspect UPVC double-glazed window and radiator.

Vestibule
UPVC door to rear yard.

First Floor
Landing
Rear aspect UPVC double-glazed window and loft access.

Bedroom 1 – 11'5" x 11'7"

A bright, generous double bedroom with two front-aspect UPVC double-glazed windows and radiator.

Bedroom 2 – 10'6" x 8'6"

Rear aspect UPVC double-glazed window, built-in cupboard housing the Ideal Logic Combi C30 boiler.

Bathroom
A modern, updated ground-floor bathroom featuring a contemporary modern panel-enclosed shower, pedestal wash basin and toilet, complimented by tiled walls. Side aspect UPVC double-glazed frosted window and radiator.

Externally
The property benefits from an enclosed rear yard, ideal for low-maintenance outdoor space. The property has allocated Permit Parking and benefits from a 'no-through road' locality, minimising passing traffic, making it a sought-after, quiet area for residents.

Speak to us about our investment options: Buy to Let, Student Let or Social Housing!

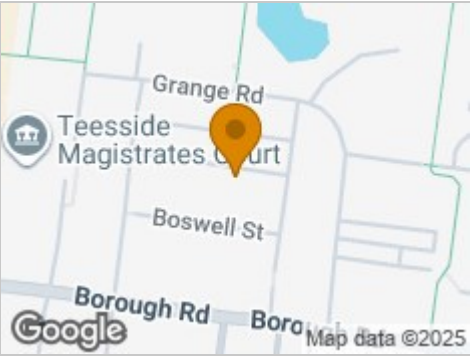
Buyers Fee Applicable

Tel: 01642 989679

- Beautifully Presented Two Bedroom Mid-Terrace
- Update Ground Floor Bathroom with Quality Fixtures
- UPVC Double Glazing and Gas Central Heating (Boiler Installed in 2017)
- Close Proximity to Middlesbrough Town Centre and Teesside University
- Potential Yield of over 11%
- Modern Fitted Kitchen with Contemporary Units and Finishes
- Excellent Decor and Condition Throughout
- Free of Chain and Vacant Possession
- Ideal Investment Purchase: Suitable for Buy to Let or Social Housing (Speak to Our Investor Relations Manager)
- Buyers Premium Fees Applicable



Road Map



Hybrid Map



Terrain Map



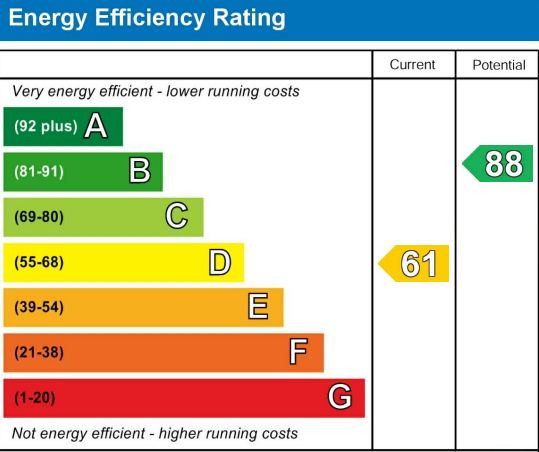
Floor Plan



Viewing

Please contact our Property Express Office on 01642 989679 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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