

2 Bailey Grove
Middlesbrough, TS3 7AJ

Asking Price £75,000

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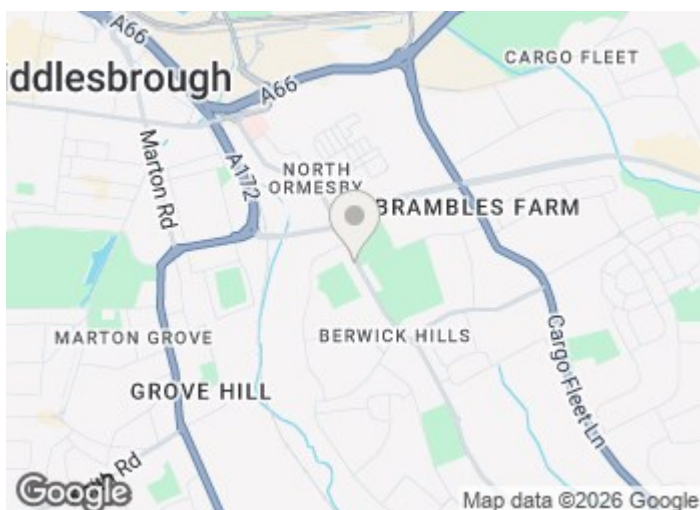
- Three Bedrooms
- Refurbishment project
- Council Tax Band B
- Semi-detached
- Ideal BRRR opportunity
- No onward chain
- Current EPC Rating D

Situated on a generous end plot within a small quiet cul-de-sac on Bailey Grove, Middlesbrough, this three-bedroom semi-detached property presents an excellent opportunity for investors or buyers seeking a refurbishment project.

Requiring modernisation and updating throughout, the property offers well-proportioned accommodation comprising an entrance hallway, living room, separate dining room, kitchen, rear lobby, and ground floor WC. To the first floor, a landing provides access to three bedrooms and a family bathroom.

Externally, the property benefits from gardens to both the front and rear, with the sizeable plot offering potential for extension or landscaping (subject to the necessary permissions).

Offered to the market with no onward chain, this is an ideal investment opportunity with significant scope to add value.



[Directions](#)



Floor Plan

GROUND FLOOR

1ST FLOOR



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	