



12 Alphonsus Street
Middlesbrough, TS3 6DS

Asking Price £60,000

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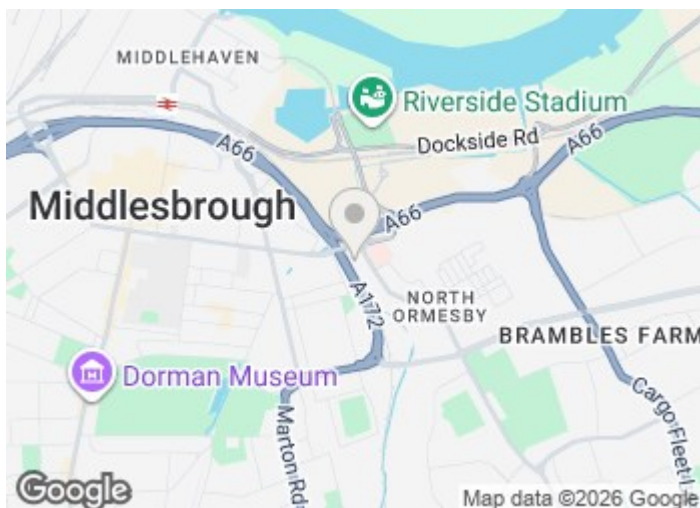
- An ideal buy to let investment
- Mid Terraced
- Council Tax Band A
- Buyers fees apply, get in touch for further details
- Two Bedrooms
- Benefitting from gas central heating via a combination boiler
- EPC Rating D
- Two Reception rooms
- uPVC double glazing
- Recent EIRC and CP12 in place

Situated on Alphonsus Street in the popular North Ormesby area of Middlesbrough, this two-bedroom mid-terrace property presents an excellent opportunity for buy-to-let investors seeking a well-located addition to their portfolio.

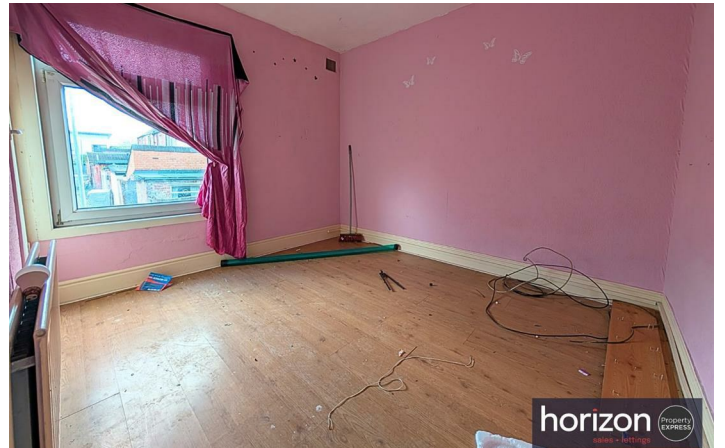
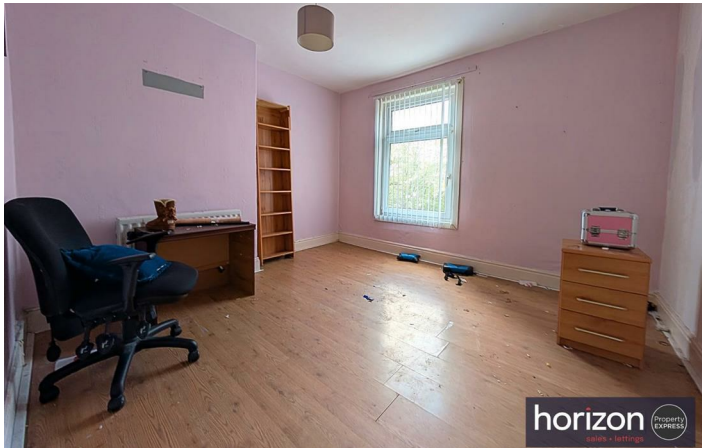
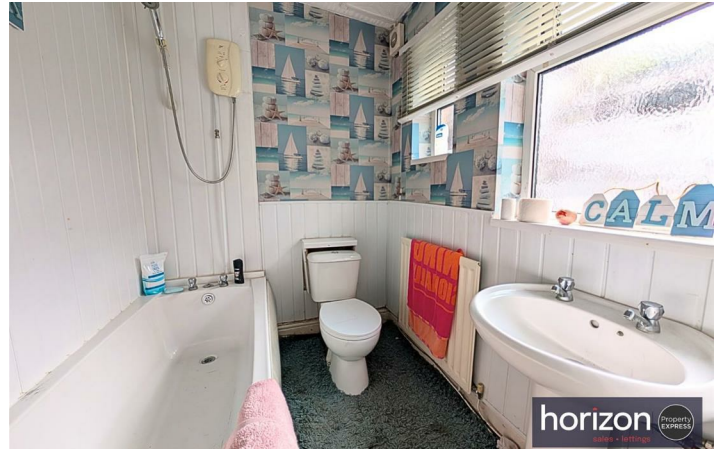
The accommodation briefly comprises an entrance vestibule leading into a comfortable living room, followed by a separate dining room providing ample space for tenants' day-to-day living and entertaining. To the rear, the kitchen offers practical functionality, with access to a ground floor bathroom/WC.

To the first floor, the property benefits from two well-proportioned bedrooms, both offering generous space suitable for a range of tenant types.

The property is conveniently positioned close to local amenities, transport links, and Middlesbrough town centre, making it an attractive option for renters. With strong rental demand in the area and scope for further enhancement if desired, this property represents a solid investment opportunity with potential for attractive returns.



[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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC