

15 Ullswater Close
Middlesbrough, TS6 7PU

Offers Over £85,000

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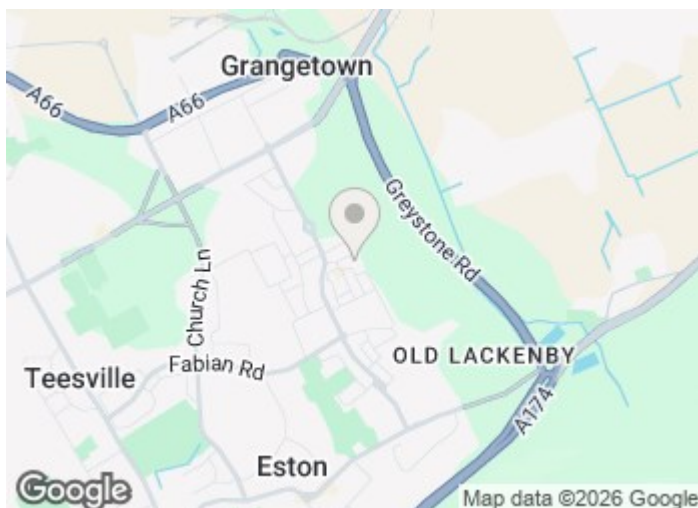
- Semi Detached
- Gardens to front and rear
- Council Tax band A
- Two Bedrooms
- Gas central heating and uPVC double glazing
- Ideal buy to let investment or first time purchase
- Modern kitchen and bathroom
- EPC Rating C

A well-presented and turn key two-bedroom semi-detached property situated in a popular residential location on Ullswater Close, Middlesbrough. Offering spacious accommodation throughout and requiring minimal immediate expenditure, this attractive home represents an excellent opportunity for both new and experienced property investors or first time buyers seeking a property that's ready to go.

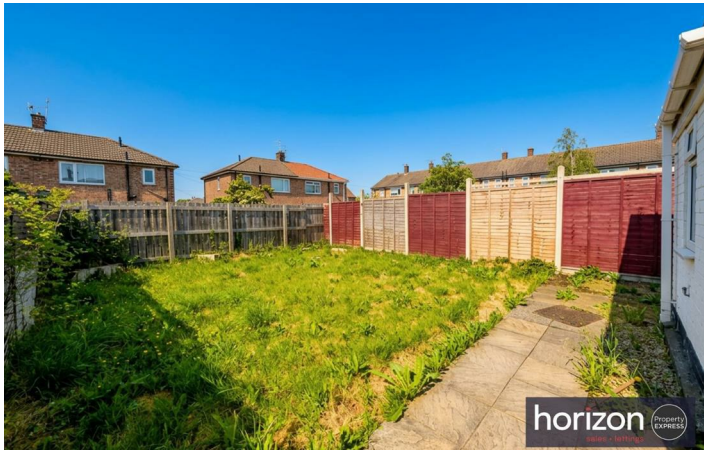
The accommodation briefly comprises an entrance hallway, a bright and comfortable living room, fitted kitchen, and a useful utility room to the ground floor. To the first floor, the landing provides access to two generous double bedrooms and a family bathroom/WC.

Externally, the property benefits from gardens to both the front and rear, providing low-maintenance outdoor space. Conveniently located for local amenities, schools, transport links, and commuter routes.

The property benefits from gas central heating via a combination boiler and uPVC double glazing, with an EPC rating of C.

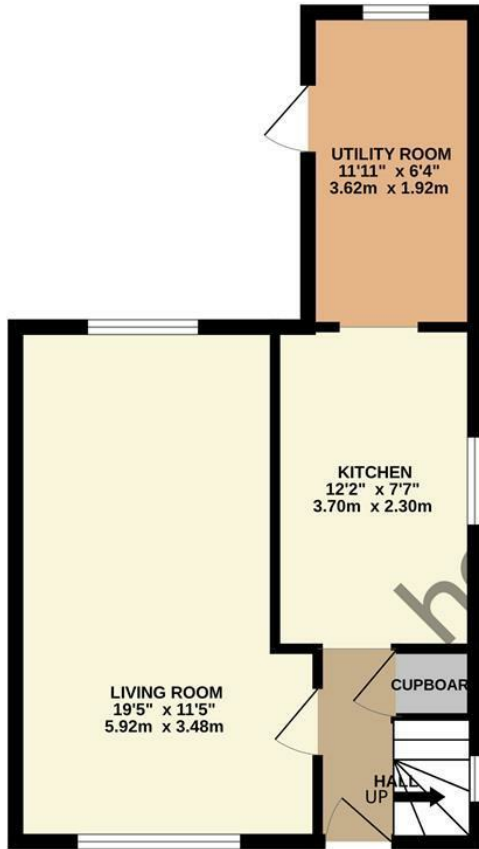


[Directions](#)

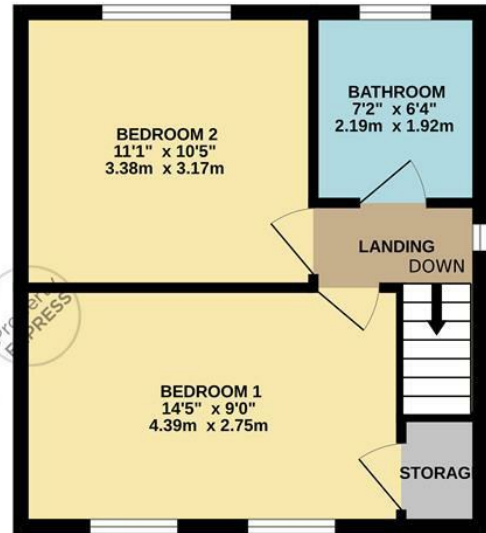


Floor Plan

GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 750 sq.ft. (69.7 sq.m.) approx.

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		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	