

32 Arrandale
Middlesbrough, TS8 9SQ

Asking Price £85,000

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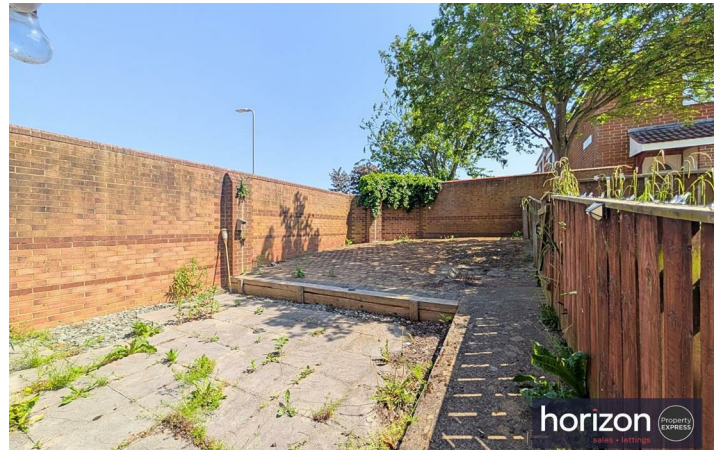
A well-presented three bedroom end of terrace house offering an excellent opportunity for first time buyers or buy to let investors alike. Situated in the popular residential area of Hemlington, the property provides spacious accommodation throughout together with gardens and off-street parking.

The accommodation briefly comprises an entrance hallway, spacious living room and fitted kitchen to the ground floor. To the first floor there are three bedrooms and a modern shower room/WC accessed from the landing.

Externally, the property benefits from gardens to both the front and rear, in addition to a driveway providing off-road parking.

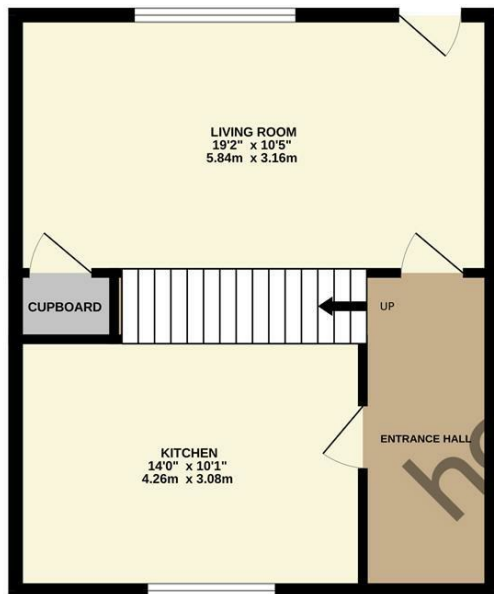


[Directions](#)

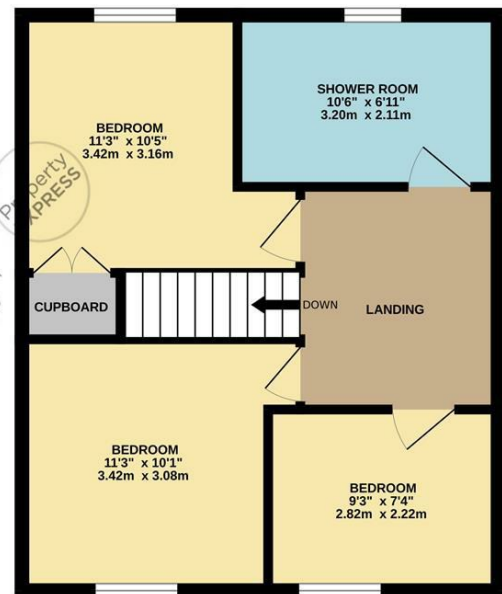


Floor Plan

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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57 Gilkes Street, Middlesbrough, TS1 5EL
Tel: 01642 989679 Email: contact@horizonsaleslettings.co.uk <https://www.horizonsaleslettings.co.uk/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	