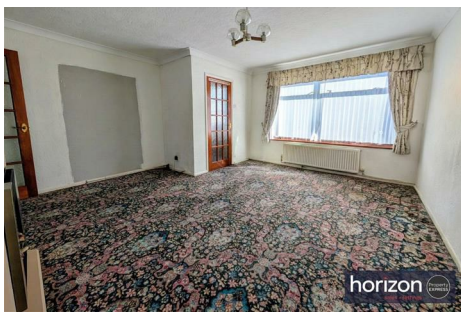




9 Lealholm Walk

Middlesbrough, TS6 8BG

An exciting refurbishment opportunity in Eston, this spacious three-bedroom mid-terraced property on Lealholm Walk offers excellent potential for an investor looking to add value. Requiring a full refurbishment but benefiting from a new combination boiler, the property provides scope to modernise and create an attractive family home or buy-to-let investment.

Asking Price £73,000

9 Lealholm Walk

Middlesbrough, TS6 8BG



- Spacious Three-bedroom Mid-terraced House
- Convenient Location; Public Transport Routes, Shops and Amenities
- Close Proximity to Local Schooling, Ideal for Long Term Family Occupants
- Buyers Premium Fee May Apply
- Ideal Buy to Let Investment
- Refurbishment Potential
- High Demand Area
- Private Front and Rear Gardens
- Projected £700PCM Rental Income Following Modernisation
- Lots of Potential for Homebuyers and Investors Alike

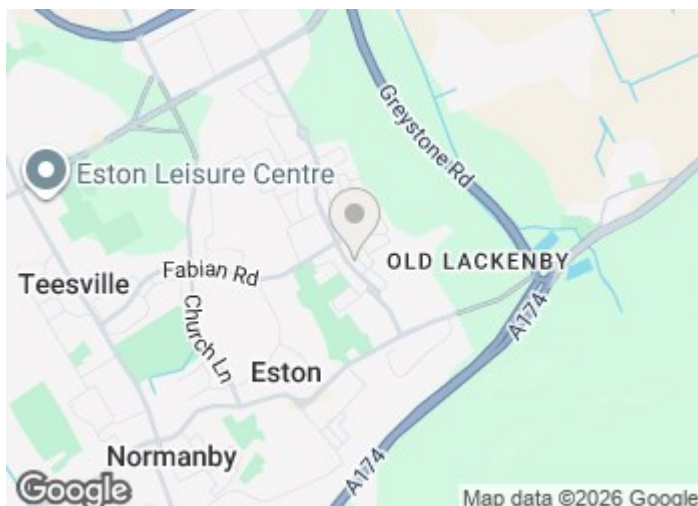
A spacious three-bedroom mid-terraced house situated on Lealholm Walk, Eston, offering an excellent opportunity for an investor looking for a refurbishment project with strong rental potential.

The property requires a full refurbishment, providing the opportunity for a buyer to modernise and improve the accommodation to their own specification. Importantly, the property already benefits from a new combination boiler, providing a head start on the required works.

The accommodation offers generous living space and, once refurbished, would make an attractive family home and an ideal buy-to-let investment.

Externally, the property benefits from both front and rear gardens, providing useful outdoor space for future tenants or owner-occupiers.

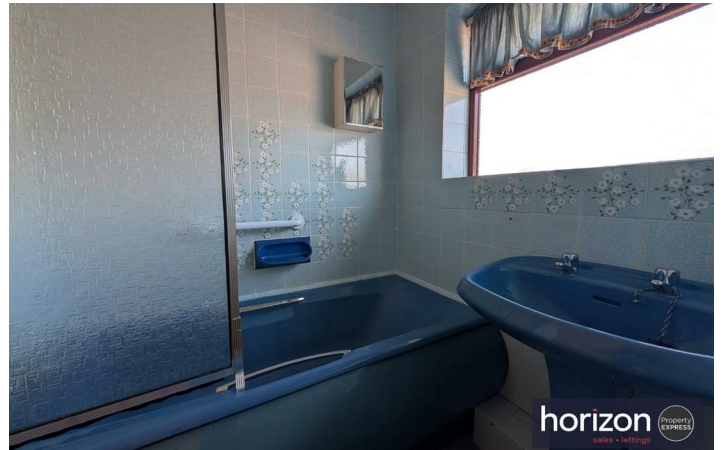
The property is conveniently located close to local schools, shops and everyday amenities, making it a practical location for families and tenants alike.



With three bedrooms, front and rear gardens and a convenient location close to local schools and shops, this property offers plenty of scope for improvement. Once refurbished, similar properties can achieve rental values of around £700 PCM, making this an opportunity worth considering for investors pursuing a buy, refurbish and refinance strategy.

Early viewing is highly recommended to fully appreciate the property's potential.

[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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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