

3 Bed Terraced In Aire Street , Middlesbrough, TS1 4PG

£84,495





SHORT DESCRIPTION

Property Ref: 15100 • Inner Terraced House • 3 bedrooms • Ideal first purchase/Investment • Handy for all Town Centre amenities Full Description We are pleased to bring to market this 3 bed mid terrace property handily located for Middlesbrough Town Centre. Benefiting from Gas central heating and Double glazing throughout this property is an ideal purchase for an Investor or First time buyer. Internally comprising Entrance hall, Lounge, Kitchen leading to Rear porch with w/c. To the first floor there are 3 bedrooms and Shower room w/c. Easy to maintain gardens to the front and rear. Ground Floor Entrance Hall Double glazed entrance door. Lounge 14' 4" x 14' 4" (4.37m x 4.37m) Double glazed bay window to front aspect, living flame gas fire on marble effect inset & hearth in wood surround, dado rail, T.V. point, radiator. Kitchen 7' 6" x 17' 7" (2.28m x 5.36m) Wall & base units, work surfaces, 1 1/2 bowl sink unit, spaces for cooker, washing machine & fridge freezer, part tiled walls, tiled flooring, understairs cupboard, radiator, central heating boiler, double glazed window to rear aspect. Rear Porch Leading to w/c and coal house. First Floor Landing Access to roof space via loft ladder. Bedroom One 10' 7" x 10' 4" (3.22m x 3.15m) Double glazed window to rear aspect, built in wardrobes with mirror fronted sliding doors, radiator. Bedroom Two 11' 5" x 9' 7" (3.48m x 2.92m) Double glazed window to front aspect, radiator. Bedroom Three 6' 8" x 6' 5" (2.03m x 1.95m) Double glazed window to front aspect. Shower Room w/c White suite comprising; over sized step in shower cubicle, pedestal wash hand basin, close coupled w/c, tiled walls, tile effect flooring, extractor fan, radiator, double glazed window to rear aspect. Externally Front forecourt garden. Paved rear yard, garden shed. Property Type: Terraced Full selling price: £84495.00 Pricing Options: Fixed Price Tenure: Freehold Council tax band: A EPC rating: D Measurement: 882.641 sq.ft. Outside Space: Rear Garden Parking: On street Heating Type: Gas Central Heating Chain Sale or Chain Free:Chain free Possession of the property: Vacant -----

3

Bed Room(s)

1

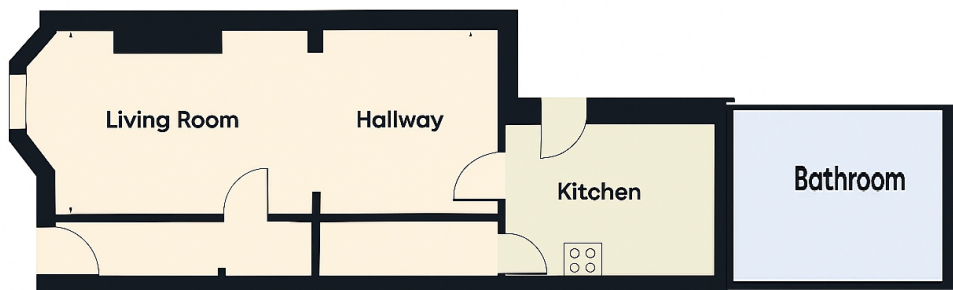
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



First Floor

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	82 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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