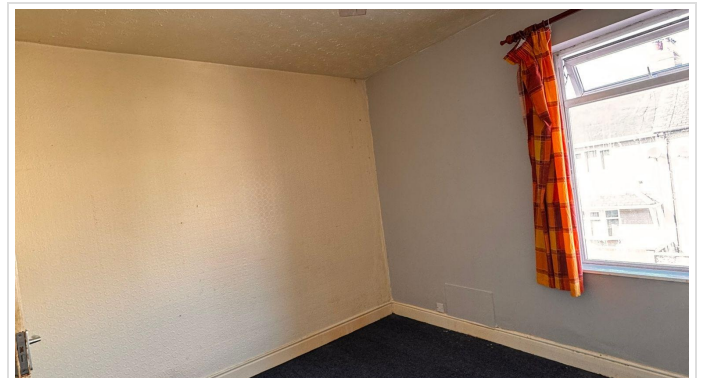
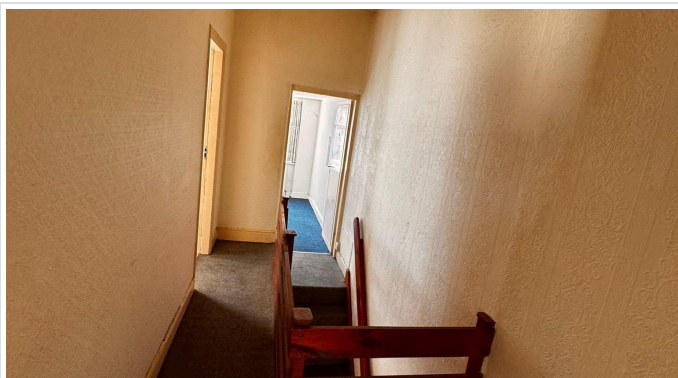
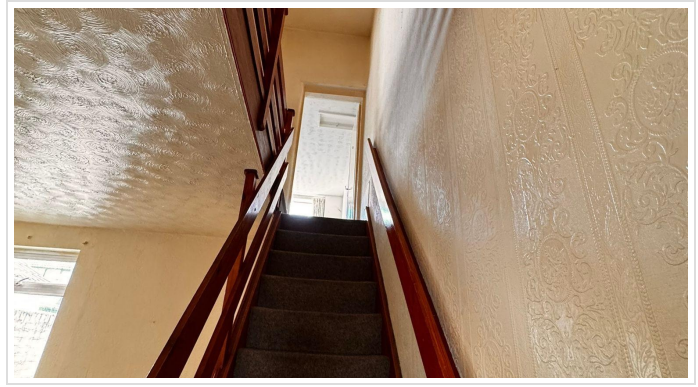


3 Bed Terraced In Surrey Street , Middlesbrough, TS1 4QA

£84,950





## **SHORT DESCRIPTION**

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Property Ref: 16613 A spacious Victorian property offering flexible accommodation, comprising an entrance hallway leading to two reception rooms, along with a kitchen and bathroom to the ground floor. One of the reception rooms is currently utilised as a fourth double bedroom. To the first floor is a landing providing access to three well-proportioned double bedrooms, with all bedrooms being doubles. The property benefits from gas central heating (with a brand new boiler installed in November 2025), double glazing throughout, and a fully enclosed rear yard. On-street parking is available to the front. The property is vacant and ready to move into, making it ideal for both owner-occupiers and investors. The property has been used as a House in Multiple Occupation (HMO) for many years and benefits from established use (subject to any necessary consents), making it an attractive option for investors. Supporting documentation and tenancy history can be provided to assist with any HMO planning application. The property would benefit from a degree of modernisation, offering excellent potential to add value. Property Type: Terraced Full selling price: £84950.00 Pricing Options: Fixed Price Tenure: Freehold Council tax band: A EPC rating:D Measurement:893.405 sq.ft. Outside Space: Front Garden, Rear Garden Parking: On street Heating Type: Central, Double Glazing Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----



**Bed Room(s)**



**Bath Room(s)**



**Living Room(s)**

## **FLOOR PLAN**

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Made with Metropix G2018

## 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.

### 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		84 B
69-80	C		
55-68	D	62 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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