DENHAM
PROPERTIES

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81 Leven Street, Middlesbrough
Offers Over £55,000

Situated on Leven Street in the vibrant town of Middlesbrough, this two bedroom mid terraced period property presents an excellent opportunity for both first-time buyers and seasoned investors alike.

In brief the property is comprised of an entrance porch way, a living room, kitchen, downstairs bathroom, two double bedrooms and an attic room.

This house is particularly appealing to investors, as it offers a promising buy-to-let opportunity with the potential for excellent rental yields. Its location in Middlesbrough, a town known for its rich history and community spirit, adds to its attractiveness as a rental property.

With its blend of comfort, space, and investment potential, this property on Leven Street is not to be missed. Whether you are looking to make a home or expand your property portfolio, this house is a fantastic choice.

81 Leven Street, Middlesbrough

General Remarks
A superb opportunity has arisen to acquire a two bedroom mid terraced period property occupying a most pleasing position on Leven Street in Middlesbrough.
Sold with tenant in situ in our opinion the property would make an ideal investment opportunity.
Gas fired central heating
UPVC double glazed windows throughout
Council Tax Band A
We recommend viewings at the earliest opportunity to avoid disappointment

Location
The property is situated on Leven Street in Middlesbrough. The property is perfectly suited for the student rental market as it is within close proximity to Teesside University, local amenities, transport links and the town centre.

Entrance Porch Way
The property is entered through a UPVC double glazed door leading in to an entrance porch way.

Living Room
11'11" x 22'0"
The living room is situated to the front elevation of the property. Warmed by a central heating radiator, decorated in neutral tones and benefiting from UPVC double glazed windows to the front and rear of the property.

Kitchen
19'8" x 6'6"
The kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from a UPVC double glazed window and plumbing for an automatic washing machine. A door leads out to the rear yard.

Bathroom
6'6" x 6'2"
The bathroom has vinyl flooring, a UPVC double glazed window and is fitted with a suite comprising of a panelled bath, a wash hand basin and a low level WC.

First Floor Landing
A staircase leads to the first floor landing

Bedroom One
10'9" x 12'4"
A double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the front elevation of the property.

Bedroom Two
With a UPVC double glazed window overlooking the rear of the property a further double bedroom warmed by a central heating radiator.

Attic Room
12'9" x 11'9"
A staircase leads to the attic room. Warmed by a central heating radiator and benefiting from a Velux window.

Externally
Externally there is an enclosed rear yard.

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