



## 80 Wicklow Street

Middlesbrough, TS1 4RQ

**Offers in the region of £70,000**



Potentially Four Bedrooms With Vacant Possession/No Chain - An Ideal Investment Opportunity/Potential HMO. Refurbishment Opportunity. Valid EICR Cert EXP 2028 & Valid Gas Safety Cert. EPC Rating TBC.

Offering An Excellent Opportunity To Tap Into The Local Buoyant Rental Market. Sitting Close To The Town Centre, Within Easy Reach Of Teesside University As Well As A Short Commute From James Cook Hospital.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. Get in Touch Today!



## Accommodation Comprises

### Entrance Lobby & Hallway

#### Lounge/Diner

12'9" x 9'10" (3.9 x 3)

#### Ground Floor Bedroom/Sitting Room

10'2" plus bay x 9'10" (3.1 plus bay x 3.0)

#### Kitchen

11'5" x 6'10" (3.5 x 2.1)

### Rear Lobby

#### Ground Floor Family Bathroom

### First Floor Landing

#### Bedroom One

16'8" x 13'1" (5.1 x 4 )

#### Bedroom Two

12'5" x 7'6" (3.8 x 2.3 )

#### Bedroom Three

11'5" x 7'2" (3.5 x 2.2)

### Energy Efficiency Rating; D

The Full Energy Efficiency Certificate Is Available On Request.

### Council Tax Band - A

Council Tax Estimate £1,445

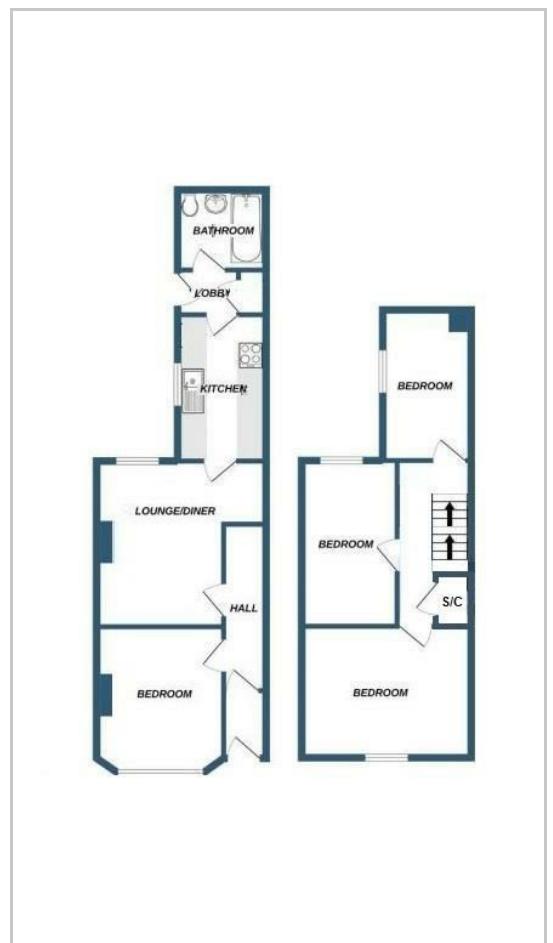
### Disclaimer

Please Note That All Measurements Are Approximate. The Floor Plan Is Not To Scale. The Floor Plan And Photographs Are For Illustrative Purpose Only.

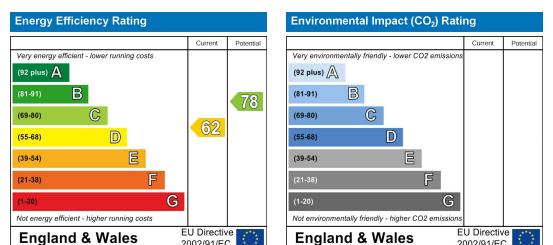
## Area Map



## Floor Plans



## Energy Efficiency Graph



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