



## 42 Boswell Street

, Middlesbrough, TS1 2HT

**Offers in excess of £70,000**

**\*\* SOLD WITHIN A MATTER OF HOURS TO A PRE-FINANCIALLY VERIFIED CASH BUYER WITH ONLY A SINGLE VIEWING REQUIRED AND A PROPOSED 3-4 WEEKS COMPLETION. WE HAVE OTHER BUYERS AWAITING AND THIS BUYER IS WISHING TO PURCHASE OTHERS WITHIN TS1 SO IF YOU ARE WISHING TO SELL SUCH A PROEPRTY CNTACT PROGRESSION PROPERTY FOR A FREE NO OBLIGATION APPRAISAL \*\***

A two bedroom inner terraced located in this central TS1 location close to Borough Road, and within a matter of 5 minutes or so walk to the University of Teesside. The property in brief comprises of an entrance hall, an open plan Lounge / Dining Room, a Kitchen and a downstairs Bathroom. To the first floor are two double Bedrooms. The property has a Baxi combi boiler, a recently renewed electrical consumer unit, and UPVC double glazed throughout. The property is being sold with vacant possession.

### Viewing

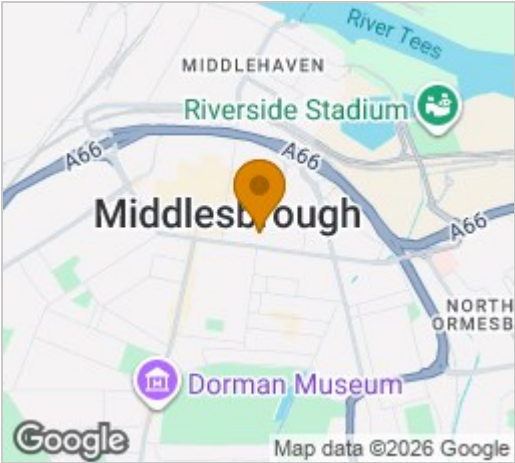
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



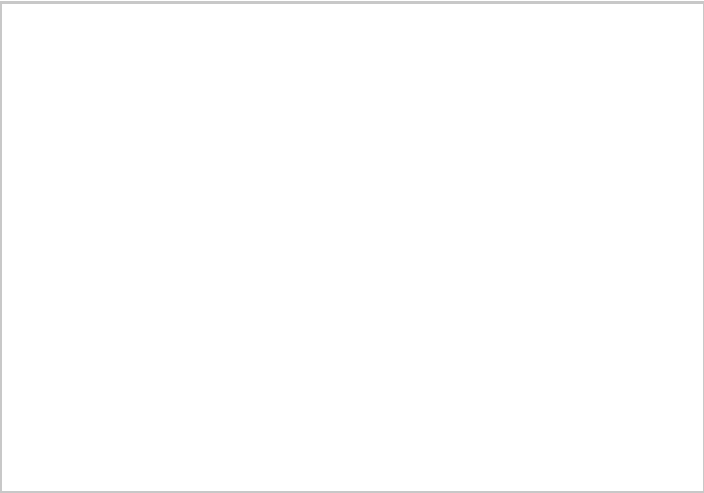
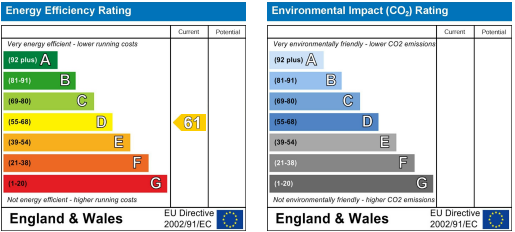
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.