

38 Pelham Street
Middlesbrough, TS1 4DL

Asking Price £100,000

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- An ideal buy to let investment or family home
- End Terrace
- Less than 5 minutes walk to teesside uni and an array of local amenities
- Recently refurbished and turn key ready
- Council Tax Band A
- Good transport links
- 3/4 Bedrooms, previously used as a student let with one ground floor bedroom and loft room
- EICR and EPC in place
- uPVC double glazing and Gas central heating

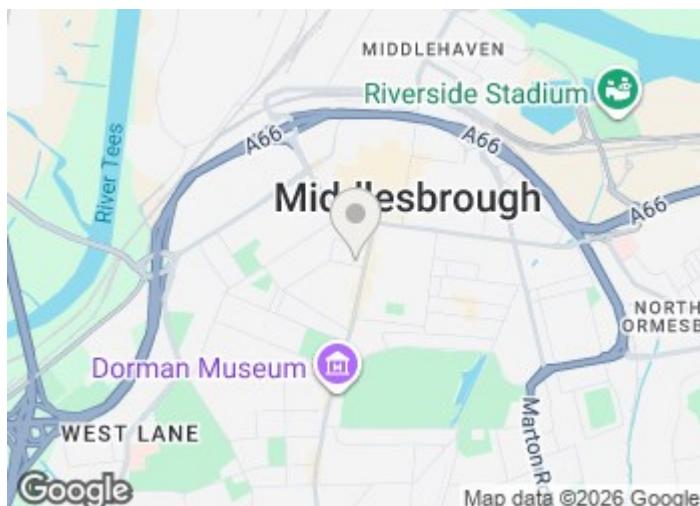
This fully refurbished three/four bedroom end-of-terrace property is ideally located on Pelham Street, TS1, in the heart of central Middlesbrough. Finished to a modern standard throughout, the home is completely turn-key ready and presents an excellent opportunity for buy-to-let investors or owner-occupiers seeking flexible living space with additional bedrooms.

The accommodation briefly comprises a welcoming entrance hallway, a front reception room which can alternatively be used as a ground-floor bedroom, a second spacious reception room, and a modern fitted kitchen. Completing the ground floor is a contemporary bathroom with WC.

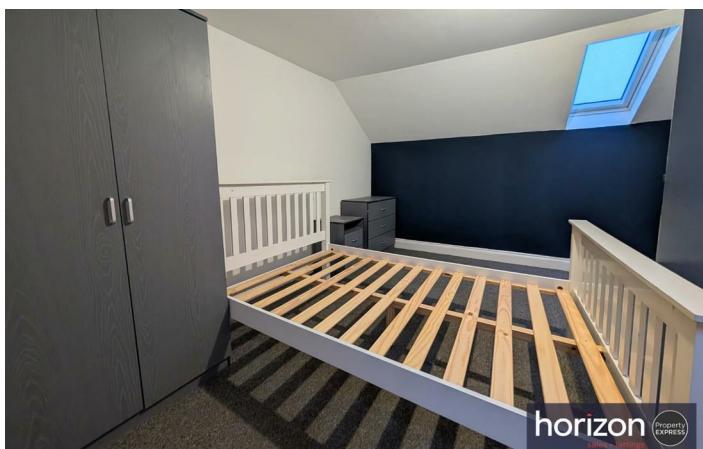
To the first floor, a landing provides access to two well-proportioned double bedrooms. A further staircase leads to the second floor, where there is a loft room offering an ideal fourth bedroom, home office, or additional living space.

Positioned within close proximity to a wide range of local amenities, shops, and excellent transport links, this property is perfectly situated for convenience and accessibility.

Early viewing is highly recommended to appreciate the space, finish, and investment potential on offer.



[Directions](#)



Floor Plan



TOTAL FLOOR AREA : 921 sq.ft. (85.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	