



# Inglebys

Estate Agents



## 11 Muriel Street

Carlin How, TS13 4DL

**Offers Around £70,000**



Located on Muriel Street, Carlin How is this recently refurbished, two bedroom property.

With new kitchen and bathroom suites, an open plan living/dining room and two double bedrooms.

Whether you are a first-time buyer or seeking a high quality investment property, ready to let out - this residence on Muriel Street is ideal.



Tenure details - Freehold.

Council Tax Band - Band A

EPC Rating - TBC

### Entrance Hallway

#### Living Room/Dining Room 22'7" x 10'5" (6.9 x 3.20)

Open plan reception rooms.

Double glazed bay window to the front aspect.

Double glazed window to the rear aspect.

Storage cupboard.

Newly carpeted (2026)

#### Kitchen 8'9" x 7'10" (2.68 x 2.39)

Double glazed windows to the rear and side aspects.

A range of fitted wall and base units in a white high gloss finish with marble effect roll top work surfaces.

Stainless steel sink unit with mixer tap.

High quality wood effect flooring.

Glazed UPVC door to the rear aspect.

#### First Floor Landing

Loft access hatch.

Newly carpeted (2026)

#### Bedroom One 9'0" x 10'9" (2.75 x 3.29)

Double glazed window to the front aspect.

Newly carpeted (2026)

#### Bedroom Two 9'8" x 9'5" (2.97 x 2.89)

Double glazed window to the rear aspect.

Integrated storage cupboard.

Newly carpeted (2026)

#### Family Bathroom 8'11" x 7'9" (2.73 x 2.38)

Double glazed, frosted window to the rear aspect.

A newly fitted (2026) modern bathroom suite comprising of a low level WC, pedestal wash hand basin and a panelled bath with shower over.

Tiled walls.

Airing cupboard.

Tile effect vinyl flooring.

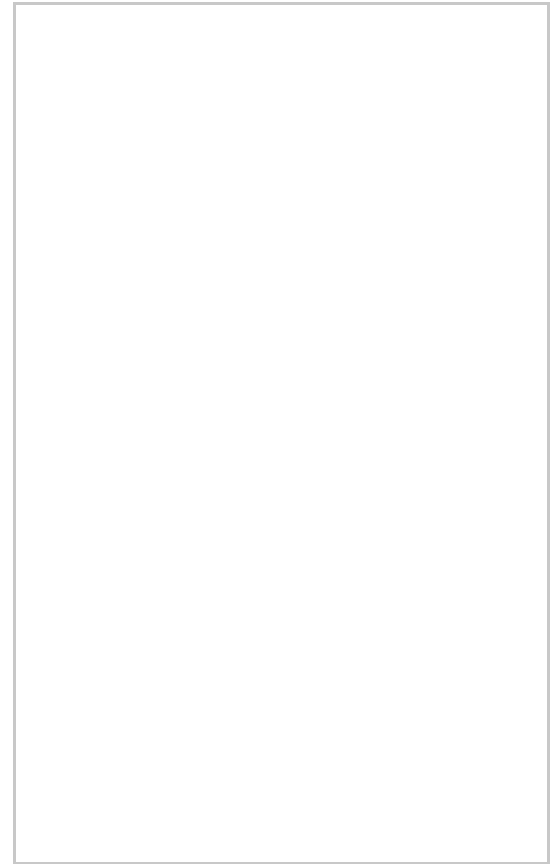
### External

To the rear of the property is an enclosed courtyard.

### Area Map



### Floor Plans



### Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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