



## 28 Camden Street , Middlesbrough, TS1 2EG

£70,000



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## HALLWAY

12'0" x 2'10" (3.66m x 0.86m)

Step in from the street and you're greeted by a sunlit hallway, where natural light spills across the floors. From here, doors open into the welcoming reception room and the inviting dining area, while a staircase leads you smoothly to the first floor above.

## RECEPTION ROOM

12'9" x 12'0" (3.89m x 3.66m)

The reception room sits at the front of the property, filled with natural light from a broad window that looks out over the street. There's ample floor space for a comfortable two-piece suite, with room left over for extra storage units or shelving. A radiator beneath the window keeps the room warm and inviting, making it a welcoming spot to relax or entertain guests.

## DINING ROOM

11'11" x 12'0" (3.63m x 3.66m)

The dining room sits at the back of the house, offering a versatile space that could easily serve as a cozy second lounge or a traditional area for family meals around a dining table. Light streams in through the window, and the room is kept warm by a fitted radiator. From here, you can head straight into the kitchen or

take the stairs up to the first floor, making it a convenient hub at the heart of the home.

## KITCHEN

11'10" x 5'7" (3.61m x 1.70m)

The kitchen is designed in a galley style, featuring light-colored cabinets and drawers that run along both sides, complemented by rich, dark countertops. There's ample room for your choice of free-standing appliances, and a window lets in natural light, creating a bright and inviting atmosphere.

## BATHROOM

5'6" x 5'7" (1.68m x 1.70m)

The bathroom sits conveniently on the ground floor, featuring a classic three-piece suite. There's a deep paneled bathtub fitted with versatile shower attachments, perfect for both quick rinses and long soaks. A hand basin offers plenty of space for daily routines, while the low-level w.c. blends in subtly with the room's layout. Natural light filters in through a frosted window, providing privacy without sacrificing brightness, and a radiator keeps the space warm and comfortable year-round.

## BEDROOM ONE

11'4" x 12'5" (3.45m x 3.78m)

The first bedroom overlooks the front of the

property, welcoming in natural light through a generously sized window. Spacious enough for a double bed and substantial storage pieces, the room feels open and inviting. A built-in cupboard offers convenient storage, while a radiator ensures the space stays comfortable year-round.

### BEDROOM TWO

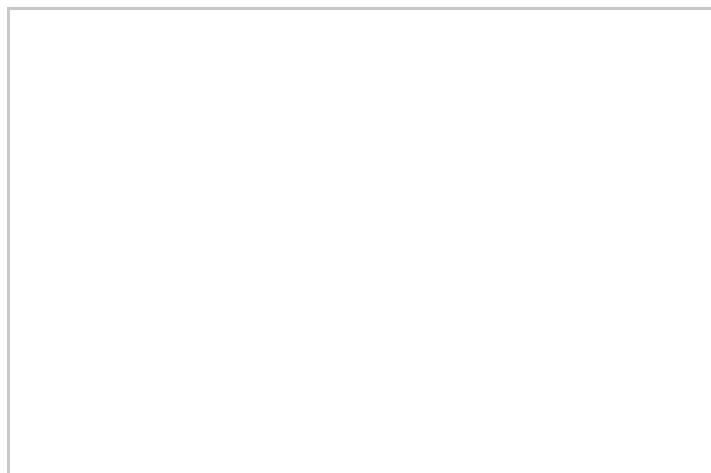
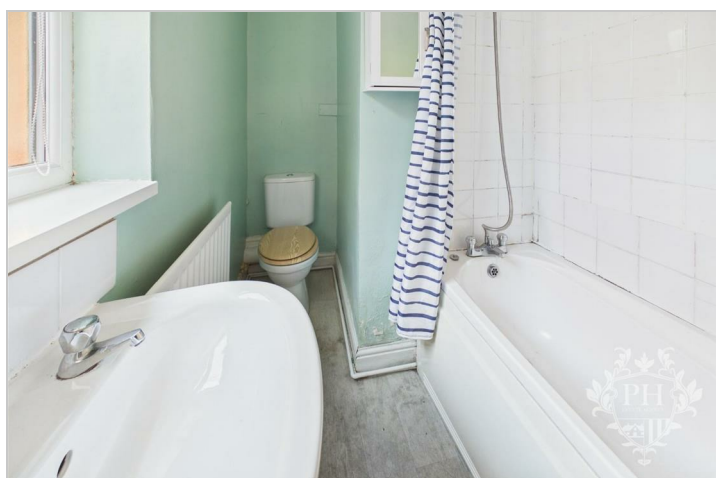
9'0" x 12'3" (2.74m x 3.73m )

Tucked away at the back of the home, the second bedroom offers a peaceful retreat, easily accommodating a double bed along with generous storage options such as wardrobes or dressers. Natural light streams in through the window, while a radiator ensures the space stays warm and comfortable year-round.

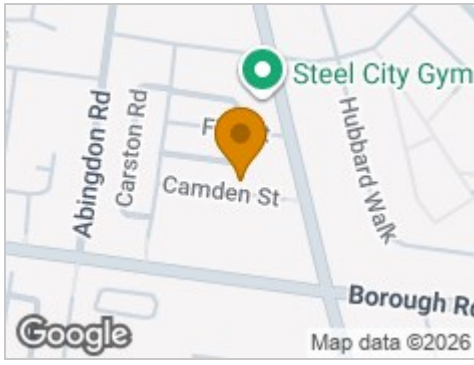
### EXTERNAL

This property features convenient on-street

parking at the front and a secure, enclosed rear yard—ideal for relaxing outdoors or storing bikes and equipment. Located just a short walk from Middlesbrough town centre and Teesside University, it offers easy access to shops, cafes, and campus facilities.



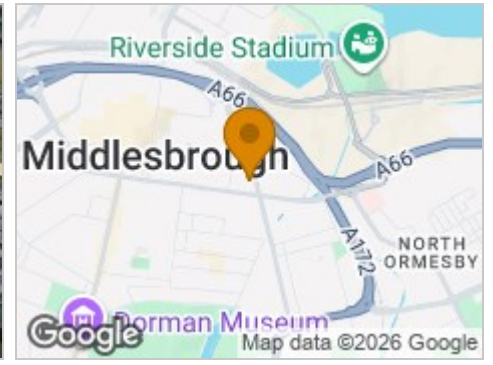
## Road Map



## Hybrid Map



## Terrain Map



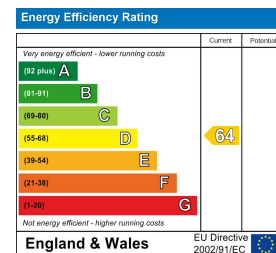
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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