



## **22 Harford Street, Middlesbrough, TS1 4PR**

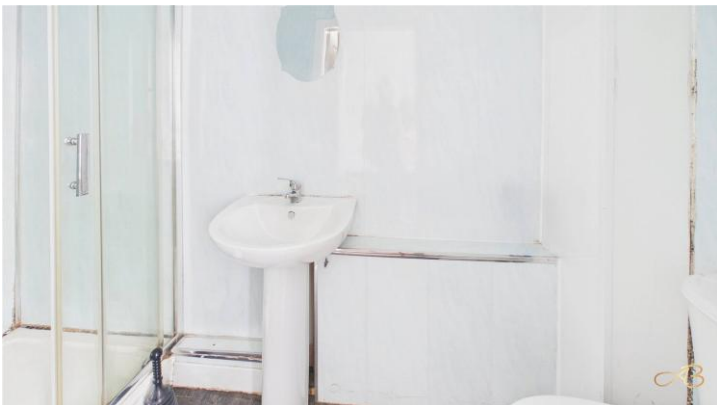
Offers Over: £90,000 Freehold

**2 Total Bedrooms | 2 Reception Rooms | 1  
Bathroom**



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A two-bedroom period terraced house located in a sought-after neighbourhood. This property offers a perfect blend of character and modern convenience. The spacious kitchen is fully equipped with modern appliances and has ample storage space. Upstairs, you will find two well-proportioned bedrooms, each offering plenty of natural light. The property also boasts a private rear yard, perfect for enjoying outdoor dining or simply unwinding in the fresh air. Situated in a convenient location,



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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.