



**54 Lambton Street, Middlesbrough**  
**£82,000**



## 54 Lambton Street

Middlesbrough, Middlesbrough

Introducing This Inviting 2-Bedroom Mid-Terraced Home, Perfectly Located In The Heart Of Normanby. With Fresh Flooring Throughout The Ground Floor, The Spacious Open-Plan Lounge/Diner Features A Sleek Electric Fireplace  
Council Tax band: A

Tenure: Freehold

- This charming 2-bedroom mid-terraced home is situated in the heart of Normanby, offering a prime location
- Perfect for first-time buyers or investors
- 'Main' combi boiler, just 2 years old, provides reliable heating
- The home features a new fuse box (installed 3 years ago) and a damp-proof course completed in October 2023
- The fibre glass flat roof, just 5 years old, comes with a 30-year warranty for added peace of mind
- With a potential rental income of around £650 per calendar month



**Open Plan Lounge/Diner**  
22' 11" x 13' 0" (6.98m x 3.96m)

**Kitchen**  
17' 6" x 7' 7" (5.33m x 2.30m)

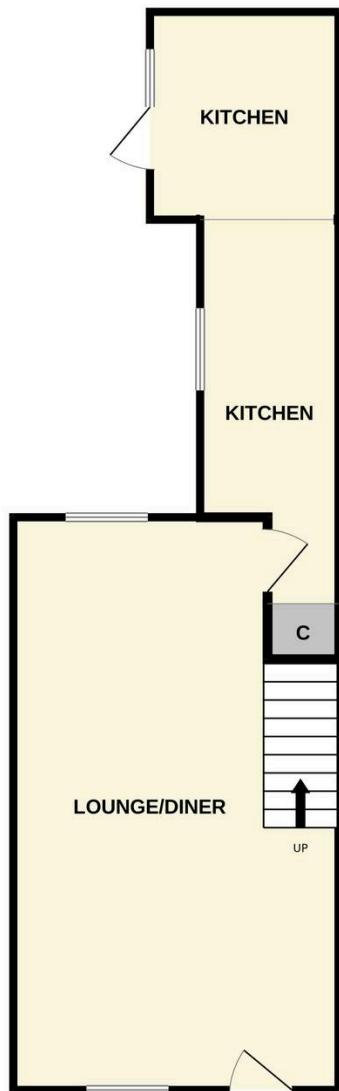
**Bedroom 1**  
13' 0" x 10' 8" (3.97m x 3.25m)

**Bedroom 2**  
11' 9" x 7' 11" (3.59m x 2.42m)

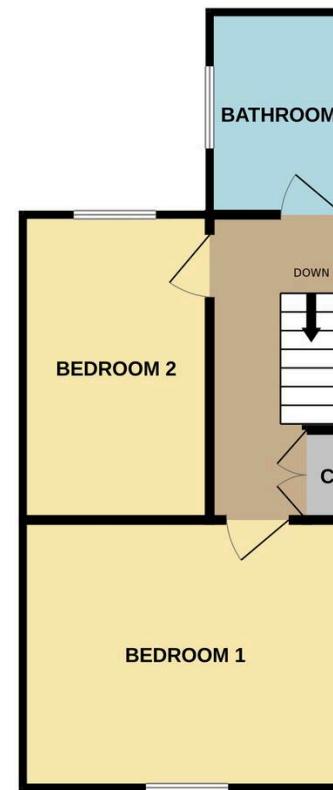
**Bathroom**  
8' 1" x 5' 5" (2.46m x 1.64m)



GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.5 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.  
Made with Metropix ©2024



**G.R. Estates**

19 Bishop Street, Stockton-On-Tees - TS18 1SY

01642 378022 • [enquiries@gr-estates.co.uk](mailto:enquiries@gr-estates.co.uk) • [www.gr-estates.co.uk/](http://www.gr-estates.co.uk/)