



## 76 Errol Street

, Middlesbrough, TS1 3LW

Offers in the region of £97,500

\*\* AN IDEAL INVESTMENT WITH TENANTS IN SITU (MOVED IN ON THE 26TH JUNE) CREATING A 9-10% GROSS YIELD. \*\*

A WONDERFULLY RE-MODELLED 4 BED TERRACED PROPERTY SET ON THIS POPULAR 'UNIVERSITY SIDE' OF LINTHORPE ROAD STREET - CURRENTLY SUBJECT TO A SINGLE' LEASE BRINGING IN £750 PCM WITH NO BILLS INCLUDED IN THE RENT. HAVING HAD A LUXURY REFIT WHEN ORIGINALLY DEVELOPED & CREATED THERE IS STILL AN EYE-CATCHING INTERIOR WITHIN THE PROPERTY, INCLUDING FURNITURE WHICH IS INCLUDED IN THE SALE PRICE. THE PROPERTY IS IDEALLY POSITIONED FOR ACCESS TO THE 'UNIVERSITY OF TEESSIDE' BEING A COMFORTABLE LESS THAN TEN MINUTE WALK TO THE THE UNIVERSITIES MAIN CAMPUS, & A TEN MINUTE WALK TO LINTHORPE ROAD' VARIOUS SHOPS, AMENITIES & EATERIES. THE PROPERTY HAS PREVIOUSLY BEEN LET ON A SINGLE ROOM LET BASIS, WHICH WOULD FURTHER INCREASE THE YIELD. IN BRIEF THE PROPERTY OFFERS AN ENTRANCE HALL, 2 DOWNSTAIRS BEDROOMS, A COMMUNAL LOUNGE & A KITCHEN WHILST TO THE FIRST FLOOR ARE 2 FURTHER BEDROOMS & BATHROOM.

- POTENTIAL TO FLIP BACK TO A 'SINGLE ROOM LET BASIS' WITH EXPECTED ROOM RATES BEING £300-350PCM INC BILLS
- A MODERN STYLE OF FIXTURES AND FITTINGS
- A 'SPA' BATH WITH SHOWER OVER WITHIN THE BATHROOM
- WELL EQUIPPED BEDROOMS WITH AMPLE STORAGE / WARDROBE SPACE IN ALL BEDROOMS.
- A LIGHT AND MODERN STYLE OF DECORATION THROUGHOUT
- THE PROPERTY IS BEING SOLD FULLY FURNISHED
- UPVC DOUBLE GLAZED AND A GAS FIRED COMBI BOILER
- EPC RATING 'D' 68/78
- A GOOD SPECIFICATION THROUGHOUT
- A WALK-AROUND VIDEO OF THE PROPERTY IS AVAILABLE ON REQUEST

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



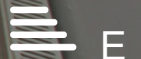
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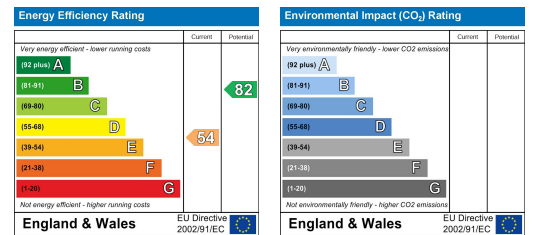
## Floor Plan



## Area Map



## Energy Efficiency Graph



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