PROGRESSION PROPERTY



1 Wellmead Road

, Middlesbrough, TS3 9JR

Offers in the region of £80,000

A SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY SET ON A CORNER PLOT WITH GARDENS TO THREE SIDES AND SPACIOUS LIVING ACCOMMODATION THROUGHOUT. THE PROPERTY IS CURRENTLY LET AT £500PCM CREATING A CURRENT GROSS YIELD OF 7.5% AT ASKING PRICE HOWEVER WITH A MARKET VALUE RENT OF £650-700PCM THERE IS POTENTIAL FOR THAT GROSS YIELD TO GROW. THE PROPERTY IN BRIEF OFFERS AN ENTRANCE HALL, A SPACIOUS LOUNGE, KITCHEN AND A DINING ROOM WHILST TO THE FIRST FLOOR ARE THREE BEDROOMS AND A FAMILY BATHROOM. THERE IS A LAWNED GARDEN TO THE FRONT, AN A PAVED / LAWNED AREA TO THE SIDE THAT COULD PROVIDE OFF STREET PARKING, AND A LAWNED GHARDEN TO THE REAR WITH OUTBUILDINGS. THE LOCATION IS CONVENIENT FOR ACCESS TO A PARADE OF LOCAL SHOPS, SCHOOLS INCLUDING THORNTREE ACADEMY AND CALDICOTES PRIMARY, AND VARIOUS ROADLINKS INCLUDIGN THE TRUNK ROAD AND CARGO FLLET LANE, AND PUBLIC TRANSPORT LINKS.

- Ideal Buy-to-let with potential to increase the rental income
- Popular family area with a ready rental demand
- Gas central heating and UPVC double glazing
- EPC Rating - 'D' ; 68/84

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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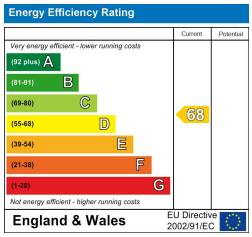
Floor Plan

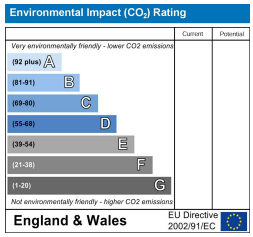


Area Map



Energy Efficiency Graph













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