



141 Marton Road

, Middlesbrough, TS1 2EA

Offers in the region of £180,000

** A FULLY LET 7 BEDROOM 'HMO' CURRENTLY OCCUPIED BY STUDENTS WHO JOINTLY GENERATE A RENTAL INCOME OF £2,200 PCM WHICH INCLUDES BILLS WHICH EQUATES TO A GROSS YIELD OF OVER 14% AT ASKING PRICE. **
A WELL PROPORTIONED STUDENT LET INVESTMENT OPPORTUNITY WHICH PROVIDES AN IDEAL OPPORTUNITY FOR ANY INVESTOR TO SECURE IMMEDIATE RETURNS DUE TO BEING FULLY OCCUPIED. THE ACCOMMODATION IN BRIEF COMPRISES OF AN ENTRANCE HALL, 2 GROUND FLOOR DOUBLE BEDROOMS, & A SPACIOUS COMMUNAL KITCHEN / LOUNGE AREA WITH A GROUND FLOOR CLOAKROOM / W.C., TO THE FIRST FLOOR ARE 2 SHOWER ROOMS & 3 DOUBLE BEDROOMS. FINALLY TO THE SECOND FLOOR THERE ARE 2 FINAL DOUBLE BEDROOMS. THE ROOM SIZES WILL ALWAYS DRAW INTEREST FROM ANYONE WISHING TO RENT A ROOM, WHILST THEY ALSO ALLOW THE OPPORTUNITY TO POTENTIALLY INTRODUCE EN-SUITE FACILITIES LEAVING AMPLE LIVING SPACE IN EACH BEDROOM TO BE COMFORTABLE. THE PROPERTY IS IDEALLY POSITIONED FOR ACCESS TO THE UNIVERSITY OF TEESIDE, VARIOUS SHOPS, AMENITIES & ROAD LINKS.

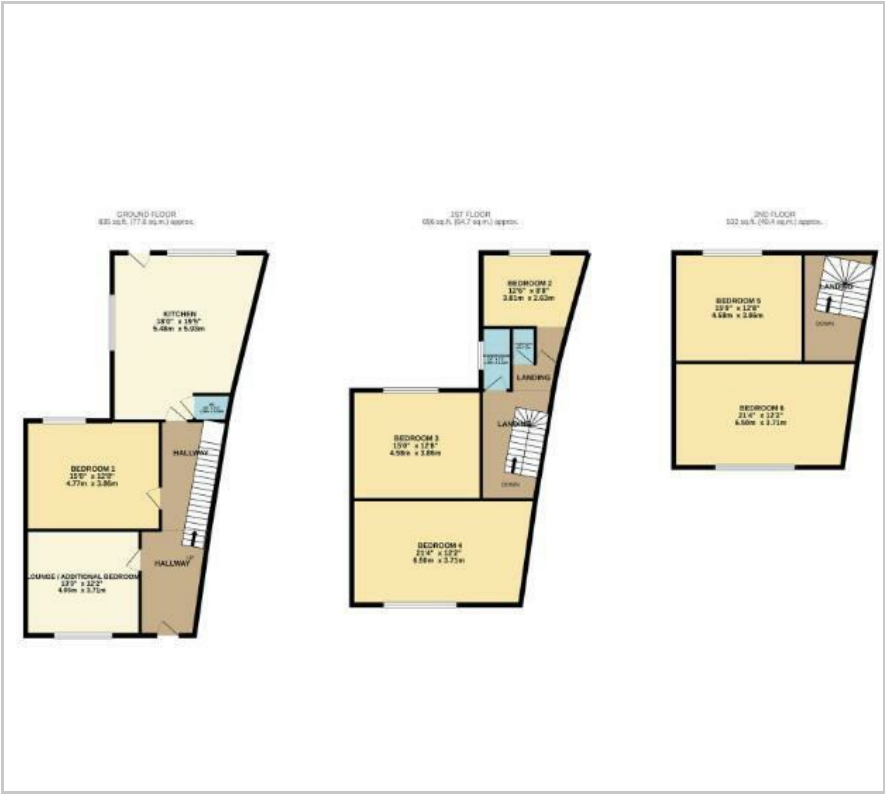
- UPVC DOUBLE GLAZING THROUGHOUT AND GAS COMBI BOILER.
- EPC RATING - 'D' : 57/81
- SCOPE TO INCREASE THE ALREADY GENEROUS YIELD.

Viewing

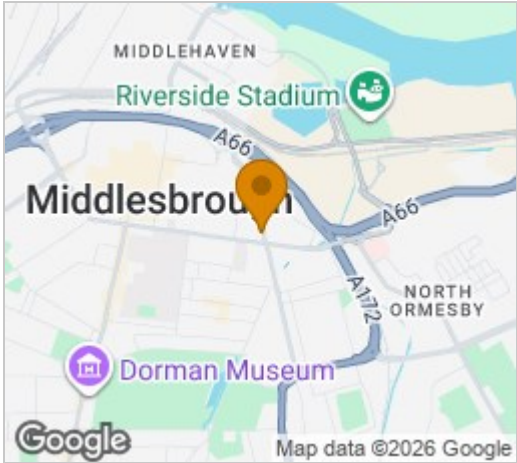
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



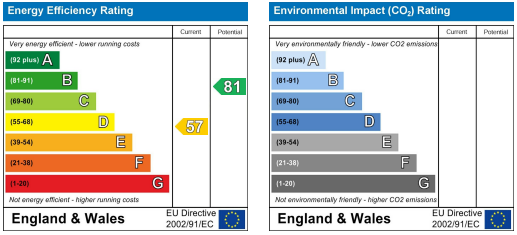
Floor Plan



Area Map



Energy Efficiency Graph



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