



111 Thornton Street

, Middlesbrough, TS3 6PJ

Offers in excess of £50,000

A WELL SIZED BOW WINDOW FRONTED TERRACED PROPERTY SET WITHIN THIS CENTRAL LOCATION WITHIN NORTH ORMESBY. THE PROPERTY HAS JUST BEEN VACATED BY A LONG STANDING TENANT SO IS REQUIRING SOME FRESHENING UP, POTENTIAL UPGRADING AND MINOR REPAIRS SO IS SENSIBLY PRICED TO REFLECT THIS (Please note the photos used are pre tenancy started). THE PROPERTY HAS UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING. PREVIOUSLY LET AT £625 PCM THE PROPERTY OFFERS SUPERB POTENTIAL OF GROSS YIELDS IN THE REGION OF 12-13%+ DEPENDING ON EXACTLY WHAT WORKS ARE CARRIED OUT. NORTH ORMESBY IS A VERY STRONG BUY TO LET AREA, ON THE OUTSKIRTS OF MIDDLESBROUGH TOWN CENTRE CLOSE TO THE A66, A19, WILTON INDUSTRIAL SITE, & ALSO MIDDLESBROUGH' SHOPS, AMENITIES & THE UNIVERSITY OF TEESSIDE AMONGST OTHER. BEING SOLD WITH CURRENT VACANT POSSESSION & NO ONWARD CHAIN.

** A BUYERS PREMIUM IS PAYABLE ON PURCHASING THIS PROPERTY **

- EPC RATING 'C' - 70/89
- COUNCIL TAX BAND 'A'
- COURTYARD TO THE REAR WITH OUTHOUSE
- RENTAL INCOME PREDICTED TO BE £595 WITH MINOR REPAIRS AND REDECORATION UP TO £675 PCM WITH LARGE SCALE UPGRADING
- 'BAXI' GAS COMBI BOILER
- BATHROOM YIELDS A WHITE THREE PIECE SUITE
- THIS PROPERTY IS LOCATED IN A MIDDLESBROUGH COUNCIL 'SELECTIVE LICENSING ZONE'
- *** A BUYERS PREMIUM IS PAYABLE ON THE SUCCESSFUL PURCHASE OF THIS PROPERTY - PLEASE CONSULT THE TEAM FOR FURTHER INFORMATION ***

Viewing

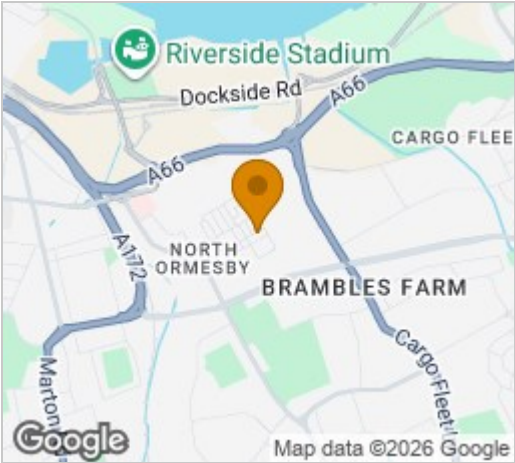
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



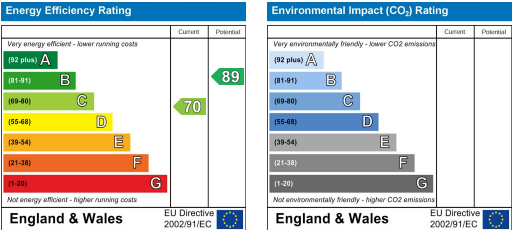
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.