



2 Stamford Street

, Middlesbrough, TS1 3EW

Offers in the region of £125,000

* SOLD INSTANTLY WITH NO NEED FOR ANY ONLINE MARKETING TO A PRE-FINANCIALLY VERIFIED PURCHASER. IF YOU ARE CONSIDERING SELLING A 'TS1' PROPERTY PLEASE CONTACT US AS WE HAVE FURTHER BUYERS WAITING **

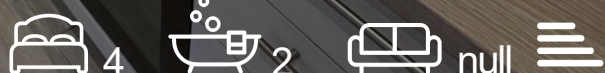
** THE VENDORS INFORM US THAT THIS PROPERTY ON BEING FULLY OCCUPIED HAS GENERATED A GROSS RENTAL INCOME OF £25,500 PER ANNUM INCLUDING BILLS - THUS AN ASTONISHING GROSS YIELD OF OVER 20% AT ASKING PRICE!! *

A STUNNINGLY PRESENTED (AFTER A NO EXPENSE SPARED TOP TO BOTTOM REFURBISHMENT PLAN JUST 3 YEARS AGO) LINK DETACHED PROPERTY SET ON THIS EDGE OF TOWN CENTRE COBBLED STREET. THE PROPERTY YIELDS A TOTAL OF 4 LETTABLE BEDROOMS, OF WHICH TWO ARE TO THE GROUND FLOOR, AS WELL AS A COMMUNAL DOWNSTAIRS KITCHEN / DINER, AND A FURTHER DOWNSTAIRS SHOWER ROOM. TO THE FIRST FLOOR ARE 2 FURTHER BEDROOMS AND A BATHROOM. THE PROPERTY IS MODERN, SPACIOUS AND WELL PRESENTED WITH ALL BEDROOMS BEING A GENEROUS DOUBLE SIZE WHICH AFFORDS A LARGE AMOUNT OF COMFORT TO THE PAST STUDENT TENANTS. THE PROPERTY IS SOLD FULLY FURNISHED.

- LUXURY SPECIFICATION KITCHEN, BATHROOM AND SHOWER ROOM - REFITTED APPROXIMATELY 3 YEARS AGO
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING COURTESY OF A GAS COMBI BOILER.
- NEUTRAL DECORATION THROUGHOUT HAVING BEEN REPLASTERED ON COMPLETION OF SOME DAMP WORKS AGAIN 3 YEARS AGO
- CURRENTLY BEING SOLD VACANT AS THE TENANTS HAVE JUST TO SAY VACATED THE PROPERTY
- EPC RATING 'D' - 59/79

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.



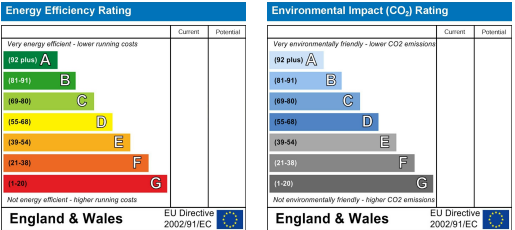
Floor Plan



Area Map



Energy Efficiency Graph



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