



## 23 Caxton Street

, Middlesbrough, TS5 6AH

**£90,000**

A TWO BEDROOM TERRACE THAT HAS BEEN MODERNISED IN RECENT YEARS. WITH MODERN FIXTURES AND FITTINGS THROUGHOUT INCLUDING MODERN KITCHEN AND THREE PIECE WHITE BATHROOM SUITE. GAS CENTRAL HEATING WITH 'COMBI' BOILER, UPVC DOUBLE GLAZING. COULD EASILY BRING A YIELD OF 8-9%. LOCATED IN A HIGH RENTAL DEMAND AREA, THIS FREEHOLD PROPERTY WILL BE OF INTEREST TO FIRST TIME BUYERS AND INVESTORS ALIKE.

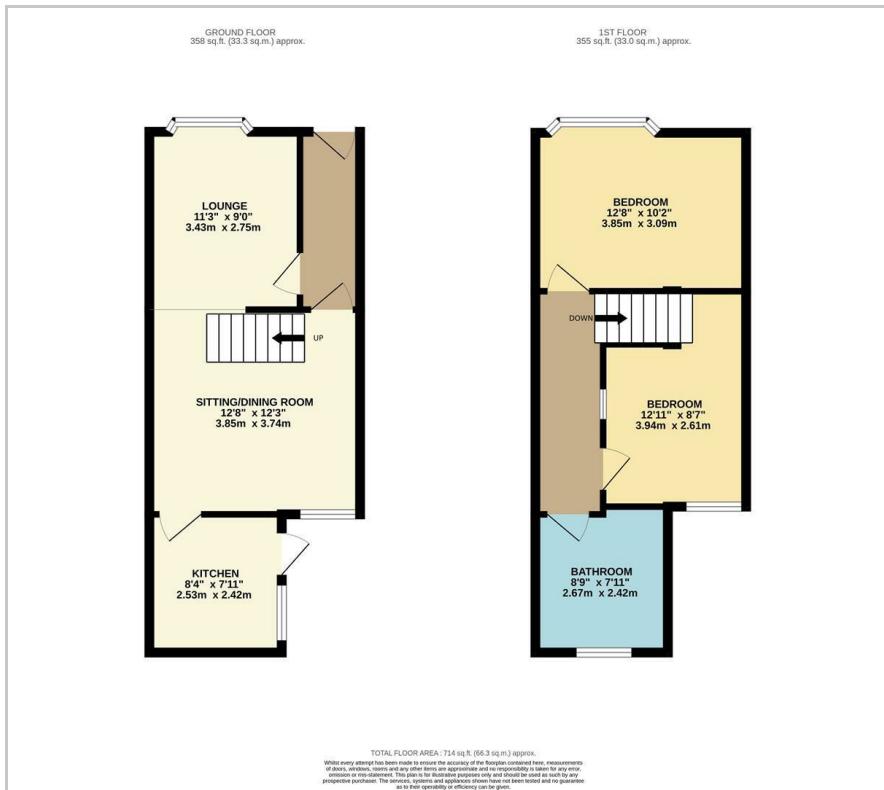
### Viewing

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

- NO CHAIN
- UPSTAIRS BATHROOM
- TWO FIRST FLOOR BATHROOMS
- GREAT CONDITION
- FANTASTIC LOCATION
- COUNCIL TAX BAND A



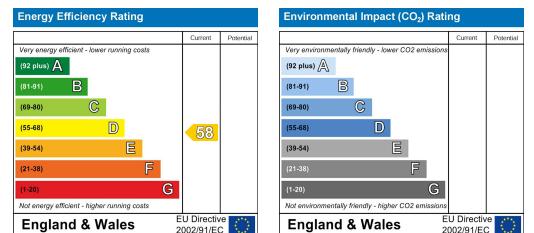
## Floor Plan



## Area Map



## Energy Efficiency Graph



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