



## 23 Cherwell Terrace , Middlesbrough, TS3 9DJ

Premium Buy-to-Let Opportunity – High-Demand Rental Area | Tenanted at £650 PCM | No Chain

A superb, fully refurbished two/three-bedroom property positioned on a generous corner plot in the sought-after Brambles Farm (TS3) area. Currently tenanted at £650 PCM with reliable long-term occupants, this home offers immediate income and strong rental appeal in a location known for consistent family demand.

Ideally situated close to local shops, amenities, transport links and reputable schools, the property represents an excellent turnkey addition to any investment portfolio.

Ground Floor:  
Welcoming entrance hallway

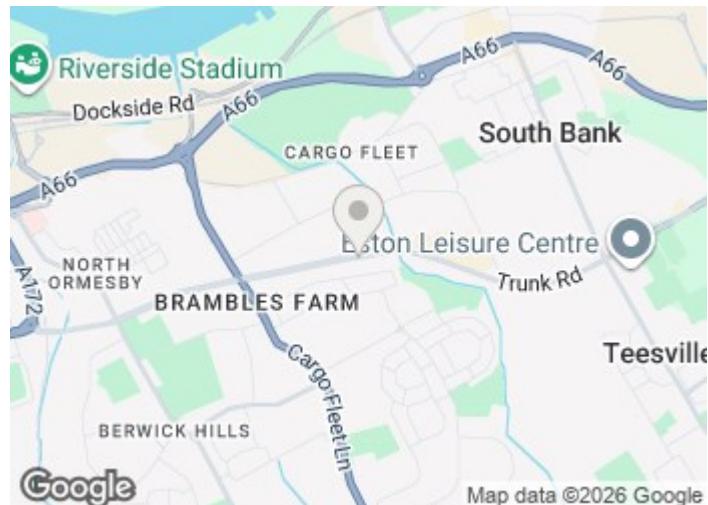
**Asking Price £85,000**

# 23 Cherwell Terrace

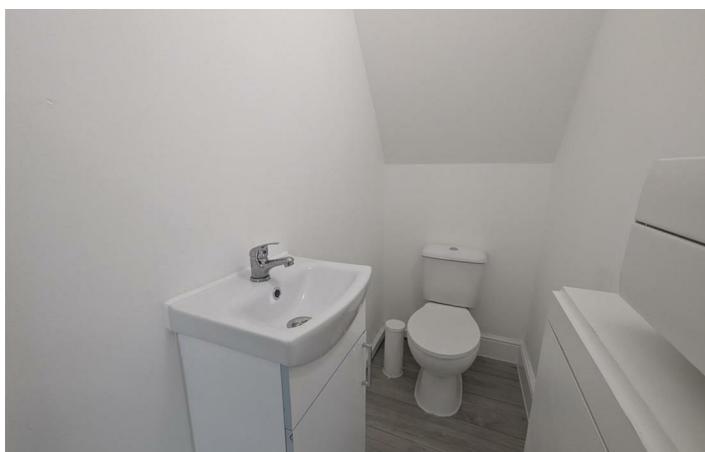
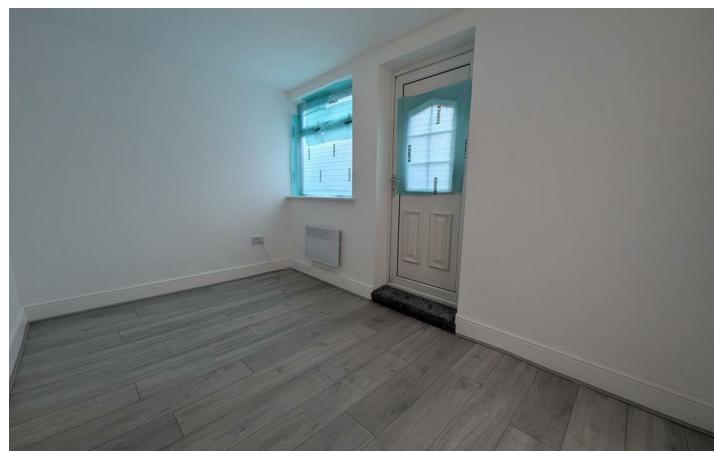
, Middlesbrough, TS3 9DJ



- Semi detached
- Ideal first time purchase or rental investment
- Two/Three bedrooms
- Recently refurbished
- Large Corner Plot
- Close to local amenities and good transport links



Directions



## Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
82			
42			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		