



## 33 Borough Road

, Middlesbrough, TS1 4AD

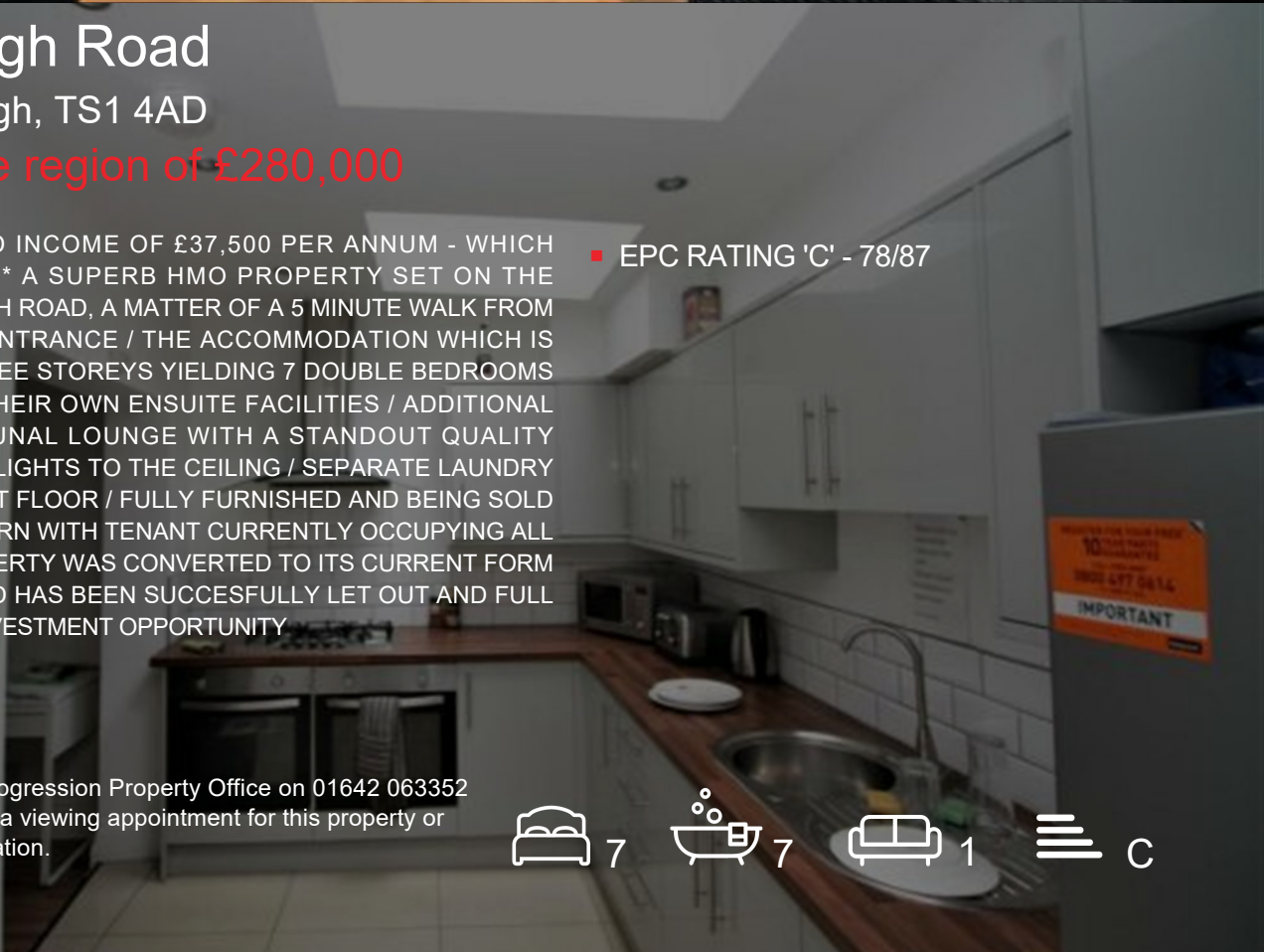
**Offers in the region of £280,000**

\*\* AN ANNUALISED INCOME OF £37,500 PER ANNUM - WHICH INCLUDES BILLS \*\* A SUPERB HMO PROPERTY SET ON THE BUSTLING BOROUGH ROAD, A MATTER OF A 5 MINUTE WALK FROM THE UNIVERSITY ENTRANCE / THE ACCOMMODATION WHICH IS SPREAD OVER THREE STOREYS YIELDING 7 DOUBLE BEDROOMS EACH OFFERING THEIR OWN ENSUITE FACILITIES / ADDITIONAL SPACIOUS COMMUNAL LOUNGE WITH A STANDOUT QUALITY KITCHEN WITH SKYLIGHTS TO THE CEILING / SEPARATE LAUNDRY ROOM TO THE FIRST FLOOR / FULLY FURNISHED AND BEING SOLD AS A GOING CONCERN WITH TENANT CURRENTLY OCCUPYING ALL ROOMS / THE PROPERTY WAS CONVERTED TO ITS CURRENT FORM IN 2016 TO 2017 AND HAS BEEN SUCCESSFULLY LET OUT AND FULL SINCE / AN IDEAL INVESTMENT OPPORTUNITY

■ EPC RATING 'C' - 78/87

### 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.



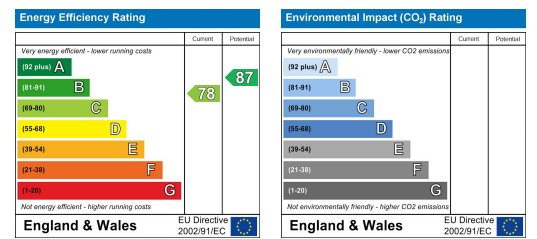
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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