



4 Territorial Street

, Middlesbrough, TS3 8DR

Offers in the region of £70,000

A HIGHLY SPACIOUS TERRACED PROPERTY SET WITHIN THIS MORE SECLUDED POSITION WITHIN BRAMBLES FARM, TS3 - MIDDLESBROUGH / THE PROPERTY IS CURRENTLY TENANTED (COUNCIL PAID) OCCUPIED WHO IS PAYING A RENT OF £115 A WEEK (£460 EVERY 4 WEEKS) ALTHOUGH THE CURRENT RENTAL VALUE IS CIRCA £575-600 PCM / THE PROPERTY HAS GARDENS TO FRONT AND REAR, OF WHICH THE REAR IS OF A LARGE SIZE AND OFFERS SOME OFF STREET PARKING AT THE FOOT / THE PROPERTY OFFERS A HALLWAY, SPACIOUS RECEPTION ROOM, WELL SIZED KITCHEN, THREE BEDROOMS AND BATHROOM. THERE IS A FURTHER LARGE WALK-IN STORE / THIS WOULD BE AN IDEAL INVESTMENT PURCHASE WITH IMMEDIATE RETURNS WITH FURTHER REALISTIC FUTURE DEVELOPMENT OF THE RENTAL INCOME / A BUYERS PREMIUM IS PAYABLE ON PURCHASING THIS PROPERTY

- 9% + GROSS YIELD AT ASKING - WITH FURTHER POTENTIAL TO INCREASE BASED ON CURRENT MARKET RENT
- EPC RATING 'C' - 72/85
- We can offer lettings management at 12%

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.



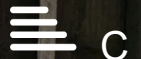
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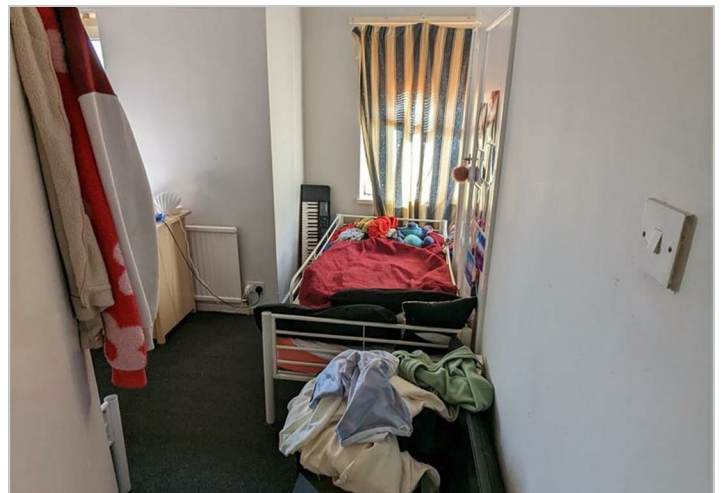
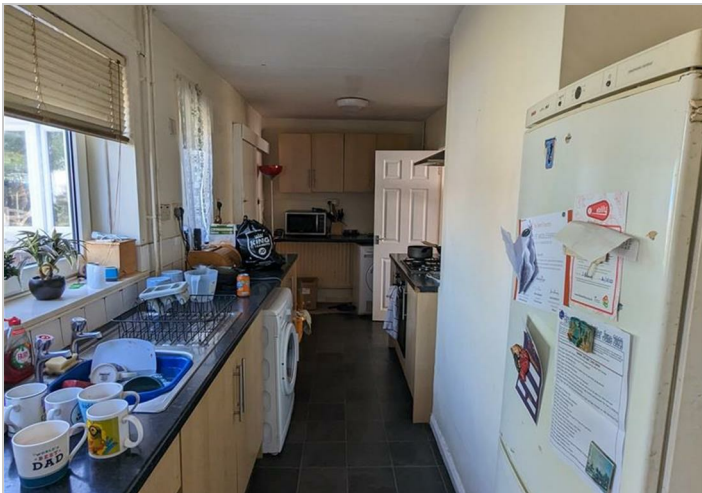
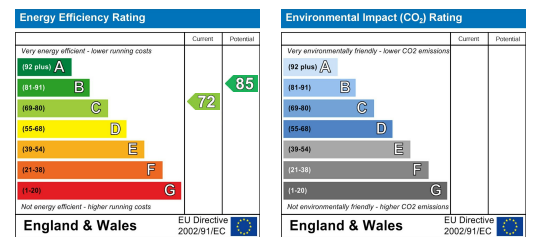
Floor Plan



Area Map



Energy Efficiency Graph



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