



4 Churchill Road

, Middlesbrough, TS6 9PP

Offers in excess of £100,000

**** FANCY AN IMMEDIATE 9% YIELD - COURTESY OF A WORKING TENANT PAYING A CURRENT £750PCM ? THIS IS A RARE OPPORTUNITY TO ACQUIRE A HIGH YIELDING PROPERTY WHICH IS SET IN A DESIRABLE RESIDENTIAL LOCATION IDEAL FOR FAMILY OCCUPATION ****

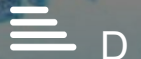
THIS THREE BEDROOM SEMI DETACHED PROPERTY OFFERS SPACIOUS LIVING ACCOMMODATION THROUGHOUT WITH THE ADDED BENEFIT OF GARDENS TO FRONT AND REAR. THE PROPERTY IN BRIEF COMPRISES OF AN ENTRANCE HALL, A LOUNGE, SPACIOUS DINING KITCHEN, A TOTAL OF THREE FIRST FLOOR BEDROOMS (OF WHICH THE THIRD IS OF A SINGLE SIZE) AND A FAMILY BATHROOM. HAVING BEEN OCCUPIED BY THIS TENANT FOR A NUMBER OF YEARS THE DECORATION HAS CHANGED RECENTLY HOWEVER IT IS STILL WELL CARED FOR AND FIXTURES AND FITTINGS STILL OF A GOOD STANDARD SO IT IS LIKELY THAT MINIMAL ESSENTIAL SPENDING WILL BE NECESSARY. A PERFECT INVESTMENT OPPORTUNITY FOR ANY PURCHASER WHO WISHES TO INVEST IN A BETTER QUALITY OF PROPERTY.

* photos are from prior to this tenancy

- EPC RATING - D
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING THROUGHOUT

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.



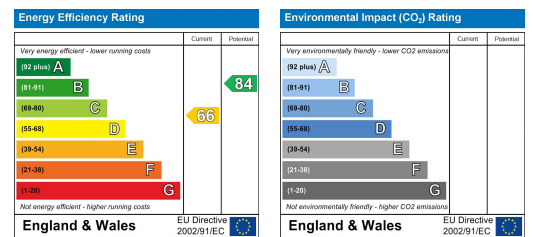
Floor Plan



Area Map



Energy Efficiency Graph



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