



## 16 Coltman Street

, Middlesbrough, TS3 6JA

**Offers in excess of £60,000**

New to the Property Market!

Are you looking for the perfect investment? Look no further! Check out this newly refurbished 2-bedroom mid-terrace house on Coltman Street, North Ormesby. This property is an investor's dream, currently occupied by a sitting tenant paying £550 per month.

Key Features:

2 Bedrooms: Spacious and comfortable living spaces.

Recently Refurbished: Modern finishes and upgrades throughout.

Income-Generating: Sold with a reliable tenant, ensuring immediate rental income.

Potential for More: Ideal to convert into a student property, maximizing your returns.

Prime Location:

- Two bedroom spacious property
- Sold with sitting tenant
- Currently let at £550
- Close to Middlesbrough town centre
- Short walk to local schools, shops, local bus routes and main motorways

### 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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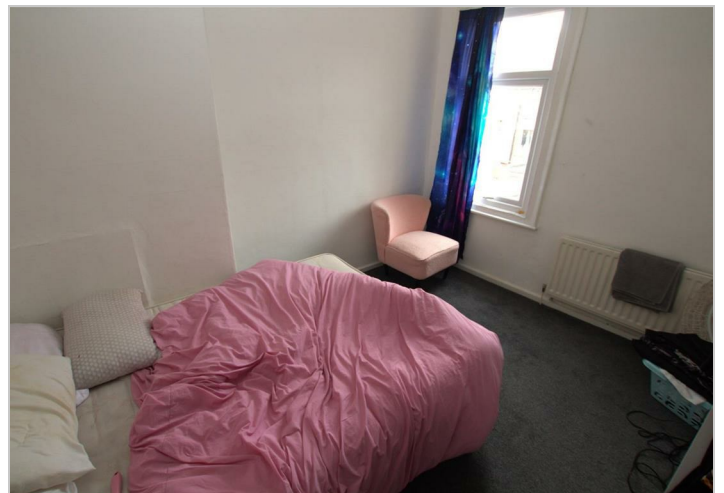
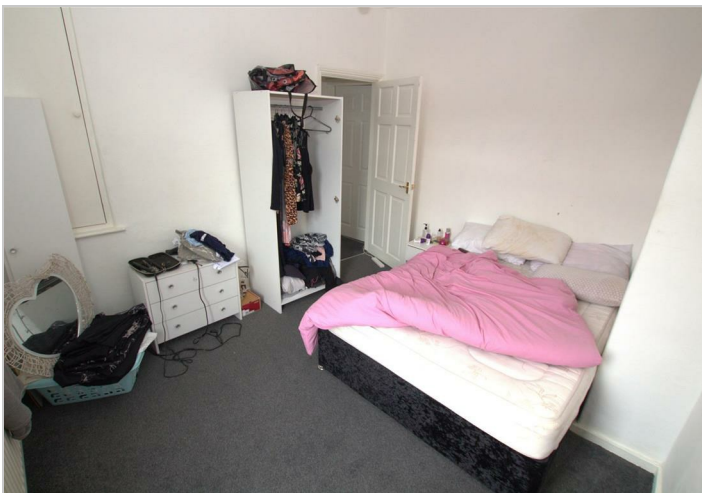
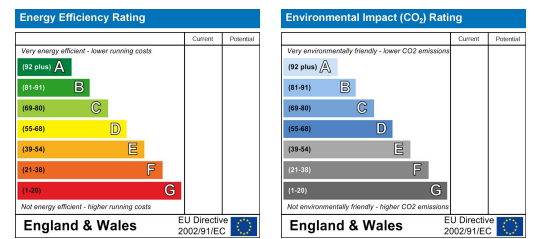
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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