



## 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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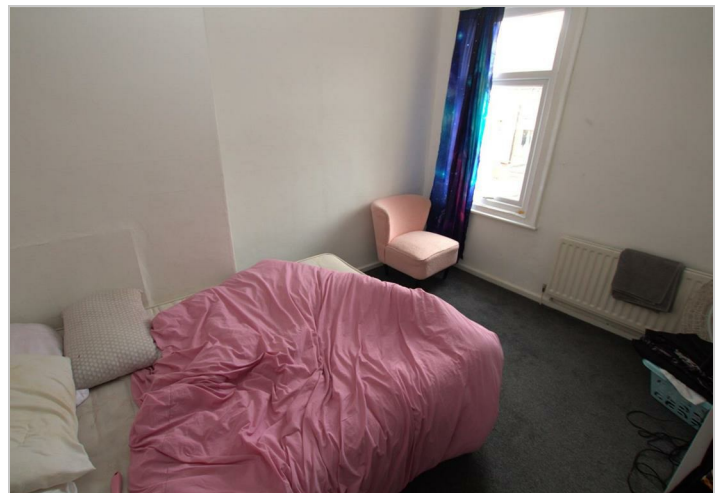
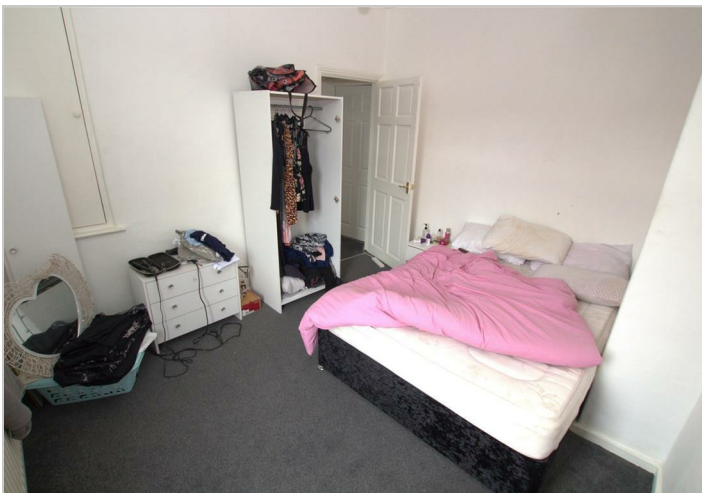
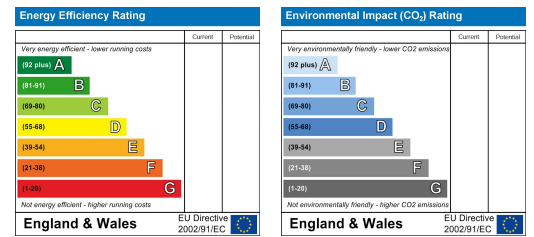
# Floor Plan



# Area Map



# Energy Efficiency Graph



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