



## 21 Clifton Street

, Middlesbrough, TS1 4BY

**£120,000**

ATTENTION INVESTORS! FANCY A IMMEDIATE RENTAL INCOME TOUCHING A £1000 A MONTH...

BOTH PROPERTIES AVAILABLE TO BE PURCHASED FOR £220,000 - GIVING A SAVING OF £20,000

Progression Property are delighted to welcome this property located just a short 5 minute walk to the university, this bedroom is a 5 bed house share and has the advantage of being walking distance to Middlesbrough's bustling town centre whilst being on the corner of a quiet street.

Rent is fully inclusive of bills.

Inside, the property comes fully furnished and each room has been carefully thought out by the owners.

Each bedroom has a desk and chair, wardrobe, chest of draws and a bed and mattress.

The spacious living area includes sofas, dining tables and a mirror on the feature wall.

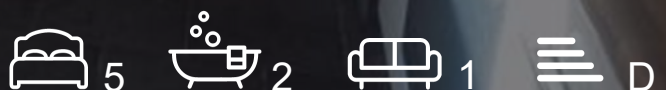
The ample kitchen comes fully fitted with all modern appliances.

There are two bathrooms with walk in showers in the property for convenience,

- BRILLIANT STUDENT PROPERTY INVESTMENT OPPORTUNITY!
- WALKING DISTANCE TO UNIVERSITY
- RENOVATED THROUGHOUT
- IMMEDIATE RENTAL INCOME AVAILABLE!
- 5 WELL PROPORTIONED ROOMS
- LOCATED IN THE DESIREABLE INVESTMENT AREA OF TS1
- BOTH PROPERTIES AVAILABLE TO BE PURCHASED FOR £220,000 - GIVING A SAVING OF £20,000

### 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.



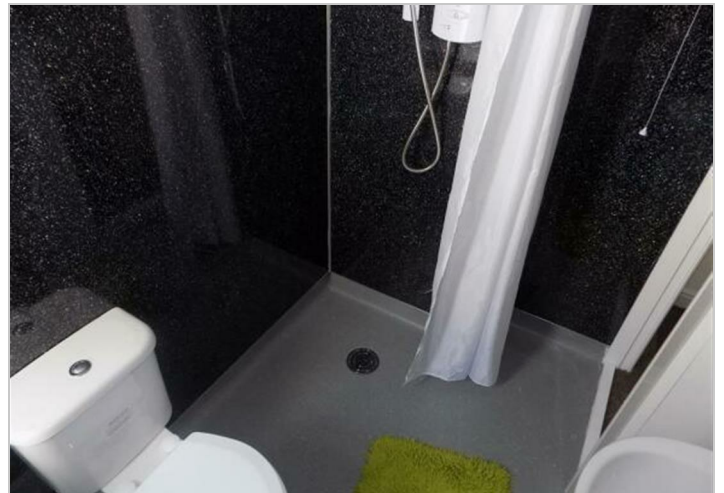
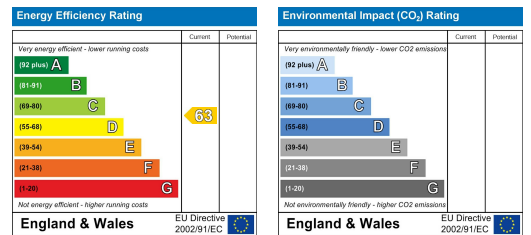
## Floor Plan



## Area Map



## Energy Efficiency Graph



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