



## 86 Borough Road , Middlesbrough, TS1 2JH

**Offers in excess of £315,000**

Progression Property are delighted to welcome on to the market a neatly presented 8 bedroom student HMO on the doorstep of the university!

Located in the heart of the city centre and opposite is the view of the university, this is an investors dream and cannot get better in terms of location and a steady stream of rental income as this is collecting a comfortable £37,728 this equates to £3,144 a month with bills included.

The property is in very good condition throughout and has the capability of inputting 5 ensuite rooms if the new owner wished to do so. Currently room 1, 2 and 6 have ensuites respectively. On the ground floor, you are welcomed to a very spacious hallway with rooms 1 and 2 located there as well as a kitchen which is of a very high standard finished off in high gloss units. Located at the end of the kitchen is a utility room which has an extra WC in the corner.

On the first floor, again painted throughout and a fresh look to the property are rooms 3,4,5 and 6. This landing also has two shower rooms and two WC's which again have been re-done to a good standard.

The second floor of the property compromises of room 7 and 8.

To enquire on this property, please call on 01642 214660.

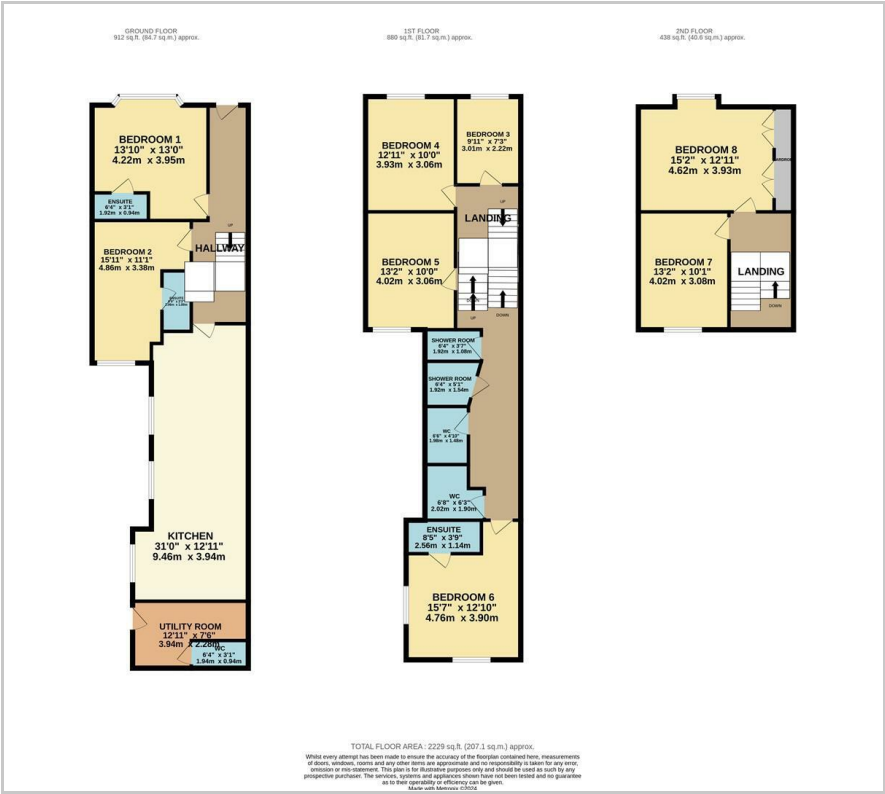
- HUGE INVESTMENT OPPORTUNITY!
- OPPOSITE THE UNIVERSITY
- FRESHLY PAINTED THROUGHOUT
- INSTANT INCOME AVAILABLE
- POTENTIAL TO CONVERT ENSUITES IN 5 ROOMS
- HIGH GLOSS KITCHEN
- SOUGHT AFTER TS1 LOCATION

### Viewing

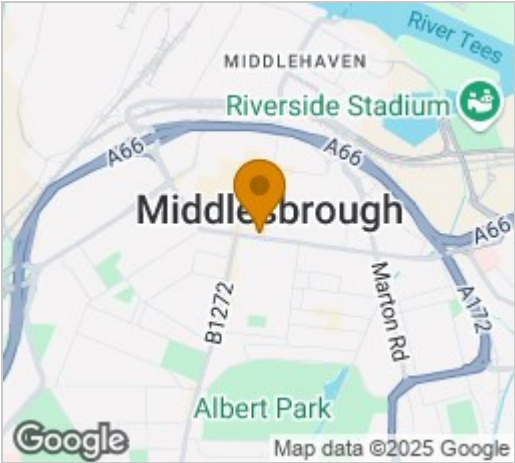
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



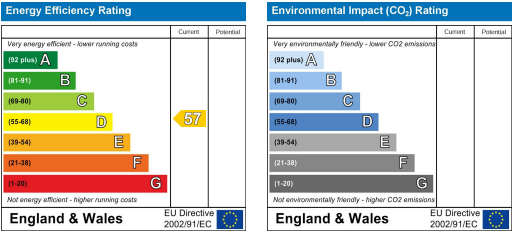
Floor Plan



Area Map



Energy Efficiency Graph



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