



266 Borough Road , Middlesbrough, TS4 2BG

Offers in the region of £80,000

Progression Property are proud to present on to the property market a first time buyers or investor opportunity!

Located in the sought after location of Middlesbrough a 5 minute walk away from the lively town centre and university, this property is one that won't hang around for long!

As you walk into the hallway, you are presented with two sitting rooms on the right hand side, both generously sized, sitting room one has a large bay window which overlooks the front of the property, in need of modernisation, you can't get a better head start than this one. Similarly, sitting room two has ample space and has views of the rear yard.

From sitting room two, is access to the kitchen, the kitchen is a good size with the scope of extending it into the yard.

Upstairs, is the bathroom which is very well sized and could be a third bedroom, the bathroom is currently occupied with toilet, bath and sink and a window.

Bedroom one is a standard size with views to the rear of the property, this bedroom can benefit from a single bed and a set of wardrobes.

Bedroom two is the master, a very large space, this has the potential of a double king sized bed and a full set of wardrobes.

- PERFECT FIRST TIME BUYER HOME!
- SOUGHT AFTER LOCATION
- IDEAL INVESTMENT OPPORTUNITY!
- CLOSE TO ACCESSIBLE TRANSPORTATION LINKS
- UNIVERSITY NEARBY
- TOWN CENTRE CLOSE BY
- POTENTIAL TO ACHIEVE £700PCM IN RENT

Viewing

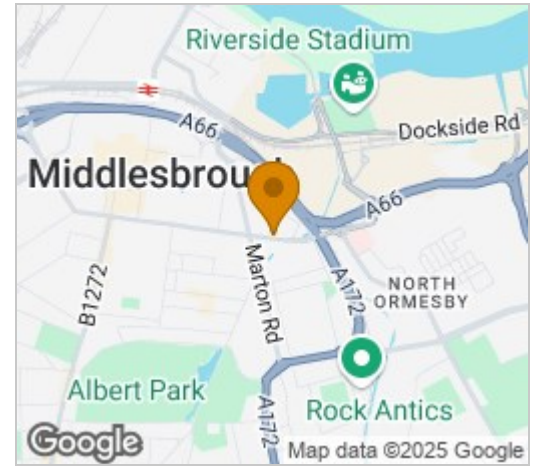
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



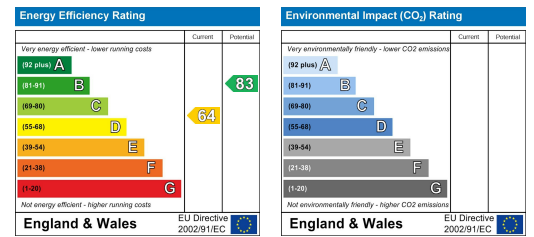
Floor Plan



Area Map



Energy Efficiency Graph



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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