



## 1 Selkirk Close

, Middlesbrough, TS4 3JH

**Offers over £100,000**

\*\*\*PROPERTY TO BE SOLD WITH LONG TERM TENANT IN SITU PAYING £775 PER MONTH - thus a yield of around 9%.

An extended and well presented 4 bedroom end of terrace property in the ever popular Saltersgill area. From the spacious hallway is a well proportioned lounge with a window to the front aspect and feature fireplace and inset gas fire. The kitchen has high gloss tiled flooring, a plethora of wall, base and drawer units, and space for white goods. this lovely room is also home to the three year old boiler. French doors lead into the large spacious garden and a patio area.

The first floor has the family bathroom with 3 piece suite consisting of low level WC, wash hand basin and bath. The master bedroom bedroom is spacious and has views to the front aspect. There are 2 further good sized bedrooms.

Externally there is a well proportioned rear garden and driveway with space for several cars to the front.

### 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.

- \*\* THIS PROPERTY IS BEING SOLD WITH THE LONG STANDING WORKING TENANTS IN SITU (5 YEARS) \*\*
- ACCESSIBLE MAINSTREAM TRANSPORTATION LINKS NEARBY
- CLOSE TO GOOD LOCAL SCHOOLS
- LONG TERM TENANT IN PLACE PAYING £775 A MONTH
- IDEAL INVESTMENT OPPORTUNITY
- LARGE EXTENSION CARRIED OUT
- CURRENTLY NO OTHER 4 BED ON THIS ESTATE
- CLOSE TO LOCAL AMENITIES





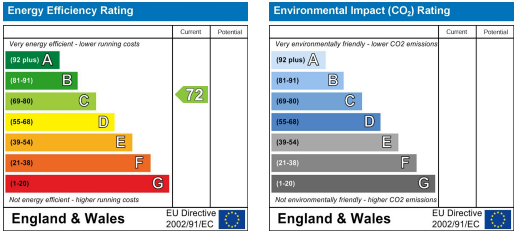
Floor Plan



Area Map



Energy Efficiency Graph



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