



## 9 Aldridge Road

, Middlesbrough, TS3 7HR

**Offers in excess of £80,000**

**\*\* TICKING BOXES BOTH FOR A LIVE IN HOME OWNER OR FOR AN INVESTOR \*\***

A VERY WELL SIZED THREE BEDROOM MID TERRACED PROPERTY LOCATED IN THIS POPULAR WITHIN LOWER PARK END CLOSE TO BERWICK HILLS, BEING SOLD CURRENTLY WITH VACANT POSSESSION HOWEVER HAVING PREVIOUSLY BEING LET AT £650 PCM. THE PROPERTY WILL BE ADVERTISED FOR LET AT THIS RATE WHICH IF SECURED WILL OFFER A GROSS YIELD OF 10.5% AT GUIDE PRICE. THE PROPERTY IS SET ON A WELL SIZED PLOT WITH LARGE REAR GARDEN AND INTERNALLY OFFERS A ENTRANCE HALL, A LARGE OPEN PLAN LOUNGE AND DINING ROOM, A KITCHEN AND SEPARATE UTILITY ROOM. TO THE FIRST FLOOR ARE THREE BEDROOMS AND A FAMILY BATHROOM. THE PROPERTY IS DECORATED IN NEUTRAL SHADES AND ALTHOUGH THERE ARE SOME MINOR AREAS OF WORK REQUIRED THE PROPERTY IS FUNCTIONING AND READY TO MOVE IN TO.

The location could work out ideal for potential occupants due to being within a stones throw of 'St. Pius X Catholic School', a short drive to Park End Primary School and the Unity City Academy. There are numerous bus routes into the town centre and beyond.

- A POTENTIAL 9-10% GROSS YIELD ON EXPECTED RENTAL FIGURES - CURRENTLY BEING SOLD VACANT HOWEVER SO SUITABLE FOR FIRST TIME BUYERS OR FAMILIES ALSO
- PRESENTED IN A MODERN STYLE WITH NEUTRAL COLOURS AND GREY CARPETS
- LOTS OF STORAGE SPACE WITHIN THE PROPERTY AND AN ADDITIONAL UTILITY AREA
- GARDEN AREAS TO BOTH FRONT AND REAR

### 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.





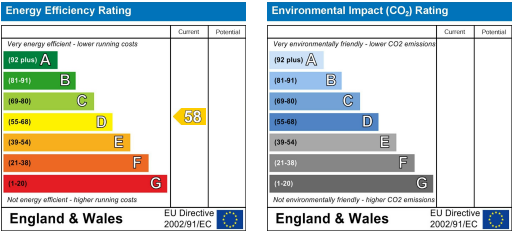
Floor Plan



Area Map



Energy Efficiency Graph



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