



13 Darnall Green

, Middlesbrough, TS4 3NN

Offers in excess of £90,000

**** IMMEDIATE RENTAL INCOME OF £700 PCM FROM A TENANT IN SITU ****

AN IDEAL INVESTMENT PROSPECT BEING SOLD WITH A TENANT IN SITU IN THE HIGHLY POPULAR RESIDENTIAL AREA OF EASTERSIDE (TS4), CLOSE TO THE JAMES COOK HOSPITAL AND PERFECTLY POSITIONED FOR ACCESS ITNO MIDDLSBROUGH TOWN CENTRE, THE A174 / A19 / A66 ROADLINKS AMONGST OTHER. THE CURRENT OCCUPIER IS PAYING A RENT OF £700 PCM THUS CREATING A YIELD OF 8.8% AT PRICE EXPECTANCY. THE PROEPRTY HAS BEEN IMPROVED AND THEN CARED FOR SO OFFERS WELL PRESENTED ACCOMMODATION WHICH COMPRISES AN ENTRANCE PORCH, A SPACIOUS LOUNGE, A KITCHEN DINER WITH FRENCH DOORS LEADING OUT INTO THE GARDEN WHILST TO THE FIRST FLOOR THERE ARE TWO DOIUBLE SIZED BEDROOMS AND A MODERN FAMILY BATHROOM WITH A WHITE SUITE. THERE ARE GARDENS TO BOTH FRONT AND REAR AND THE AVAILABILITY OF 'OFF STREET' PARKING.

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.



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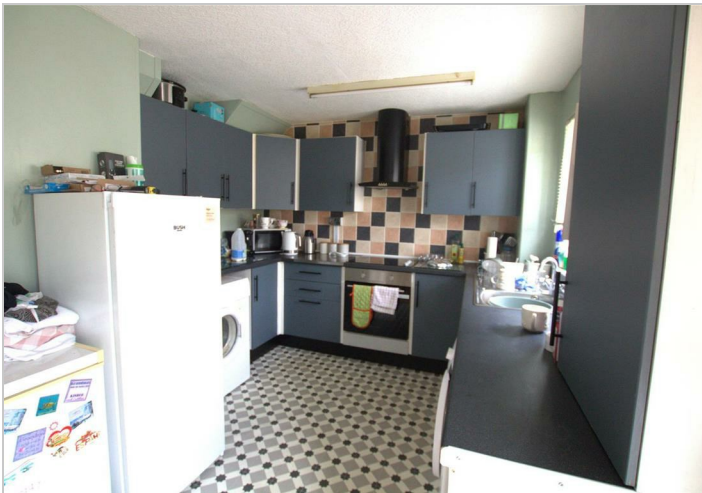
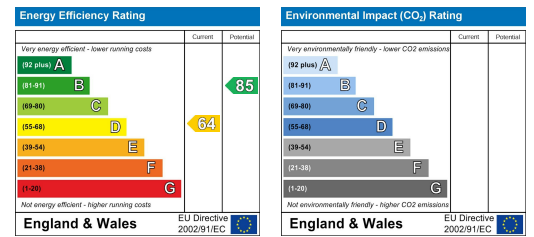
Floor Plan



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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