



18 Sefton Road

, Middlesbrough, TS3 9PX

Offers in excess of £120,000

**** IF A GROSS YIELD OF 11% APPEALS TO YOU, AND STANDARD RESIDENTIAL LETS THEN THIS IS THE INVESTMENT FOR YOU ****

A UNIQUE AND LUCRATIVE INVESTMENT OPPORTUNITY CONSISTING OF TWO SEPARATE APARTMENTS (THE UPPER BEING A DUPLEX) LOCATED WITHIN A DETACHED BUILDING WITHIN THORNTREE, MIDDLESBROUGH. EACH APARTMENT BRINGS IN £550 PCM, THE UPPER IS CURRENTLY LET AND THE LOWER HAS JUST BEEN VACATED ALBEIT IS BEING MARKETING FOR LET AGAIN. ON FULL OCCUPANCY A MONTHLY RETURN OF £1100 WOULD EQUAL AN ANNUAL RETURN OF £13,200 PER ANNUM. EACH APARTMENT HAS ITS OWN METERS, AND HAVE BOTH GAS AND ELECTRIC CONNECTION AS WELL AS UPVC DOUBLE GLAZING THROUGHOUT. THERE IS OFF STREET PARKING TO THE FRONT AND A LARGE GARDEN TO THE REAR. THE APARTMENTS ARE IDEALLY LOCATED TO THE 'THORNTREE ACADEMY' SCHOOL, CARGO FLEET LANE AND THE TRUNK ROAD WHICH PROVIDE FURTHER ACCESS INTO MIDDLESBROUGH TOWN CENTRE AS WELL AS ONTO THE A174 / A66 AND A19 ROADLINKS.

- TWO BEDROOM APARTMENT
- GROUND FLOOR
- PARKING TO THE FRONT
- AFFORDABLE RENT
- CLOSE TO JCUH
- AVAILABLE NOW

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.



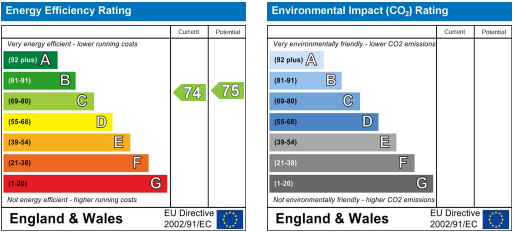
Floor Plan



Area Map



Energy Efficiency Graph



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