



## 143 Albert Road

, Middlesbrough, TS1 2PP

**Offers in excess of £290,000**

### LOCATION! LOCATION! LOCATION!

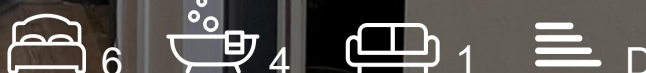
A SUBSTANTIAL THREE STOREY TERRACED PROPERTY OCCUPYING A PRIME SPOT ON ONE OF THE MOST DESIRABLE LOCATIONS IN MIDDLESBROUGHS TS1 - A MATTER OF MOMENTS FROM THE BOROUGH ROAD ENTRANCE TO THE UNIVERSITY OF TEESSIDE, MAKING IT AN UNBEATABLE INVESTMENT OPPORTUNITY FOR ANYONE WISHING TO INVEST IN THE STUDENT-LET OR HMO MARKET. CURRENTLY FULLY OCCUPIED WITH A GROSS 11.5% YIELD.

THE PROPERTY IS OF A SPACIOUS DESIGN, WITH CHARACTER FEATURES, WHICH HAS BEEN REFURBISHED RECENTLY WITH MODERN FIXTURES, FITTINGS AND FURNITURE THROUGHOUT.

- A TOTAL OF 6 BEDROOMS - 4 OF WHICH HAVE ENSUITES AND THE FINAL TWO (LOCATED ON THE SECOND FLOOR) SHARE A SHOWER ROOM LOCATED DIRECTLY OUTSIDE THEIR DOORS
- SPACIOUS LOUNGE TO THE GROUND FLOOR
- MODERN HIGH GLOSS FINISHED KITCHEN
- SPACIOUS REAR COURTYARD TO THE REAR
- CURRENTLY FULLY LET AT APPROX £2,800 PCM (EXCLUDING COUNCIL TAX)
- YIELD OF 11.5% PLUS TO BE ACHIEVED IN THE COMING YEAR

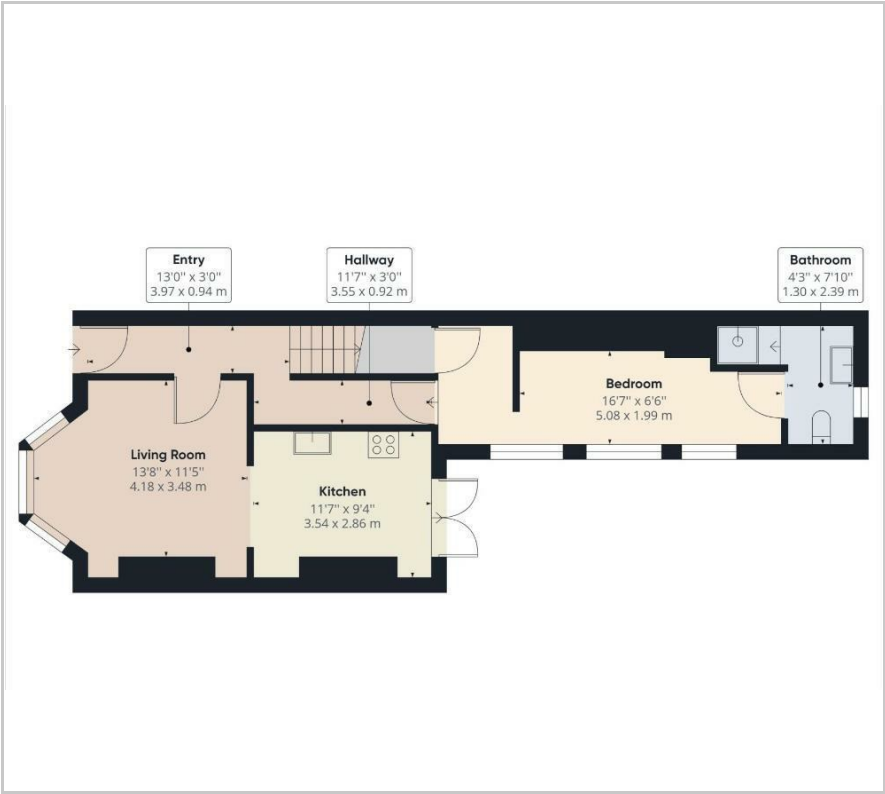
### Viewing

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





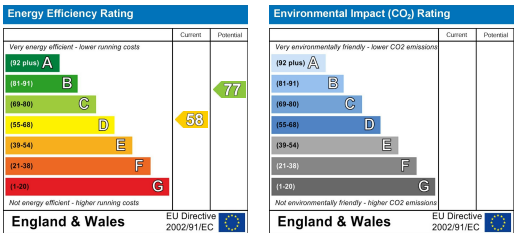
Floor Plan



Area Map



Energy Efficiency Graph



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