



2 Ackworth Green

, Middlesbrough, TS3 8HD

Offers in the region of £90,000

A BEAUTIFULLY REFURBISHED (NOT LIVED IN SINCE) TERRACED PROPERTY LOCATED IN THE EVER POPULAR PALLISTER PARK. THE AREA IS POPULAR WITH HOMEOWNERS & INVESTORS ALIKE. THE PROPERTY IS IN 'SHOW HOME' CONDITION & WILL ALLOW SOMEONE TO MOVE IN (MAY IT BE A TENANT OR HOMEOWNER) WITHOUT THE NEED TO WORRY ABOUT HAVING TO DO ANY WORKS. IN BRIEF THE RECENTLY FINISHED REFURBISHMENT PLAN HAS YIELDED A BRAND NEW HIGH GLOSS KITCHEN, A NEW BATHROOM, FULL & THOROUGH REDECORATION & NEW FLOOR COVERINGS THROUGHOUT. THE PROPERTY ALSO BENEFITS FROM A MODERN GAS COMBI BOILER, UPVC DOUBLE GLAZING THROUGHOUT, & ALSO THE ADDED BENEFIT OF A 'POSITIVE AIR SYSTEM' (SEE NOTES) TO REDUCE THE PROSPECT OF CONDENSATION & MOULD. THE PROPERTY HAS GARDENS TO BOTH FRONT & REAR, & FACES OUT ONTO A 'GREEN' AREA WHICH IS IDEAL FOR OCCUPANTS WHO HAVE CHILDREN. THE PROPERTY IS BEING SOLD WITH NO ONWARD CHAIN & IMMEDIATE VACANT POSSESSION. THIS IS TRULY ONE NOT TO BE MISSED FOR INVESTORS, FAMILIES AND FIRST TIME BUYERS ALIKE.

- FOR INVESTORS AN EXPECTED RENTAL INCOME OF £750 PCM THUS A GROSS YIELD OF 10% AT ASKING PRICE
- UPGRADED AND GOOD QUALITY FIXTURES AND FITTINGS THROUGHOUT.
- EPC RATING 'D' - 55/85
- 'Positive Air System' - A positive input ventilation (PIV) system (also known as positive pressure ventilation) is a mechanical ventilation system that pumps fresh air into the home. This will help to tackle damp and condensation and improve air quality

Viewing

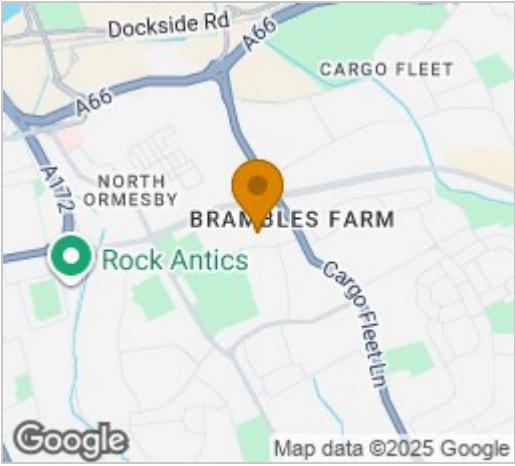
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



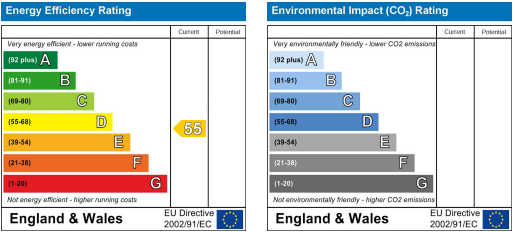
Floor Plan



Area Map



Energy Efficiency Graph



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