



## 18A Sefton Road

, Middlesbrough, TS3 9PX

**£67,500**

**\*\* IF A GROSS YIELD of over 10% APPEALS TO YOU, THEN THIS IS WHAT YOU HAVE BEEN LOOKING FOR \*\***  
AN APPARTMENT FOR SALE IN A DETACHED BLOCK OF TWO APARTMENTS SPREAD ACROSS 3 FLOORS. (THE UPPER BEING A DUPLEX) LOCATED WITHIN A DETACHED BUILDING INTHORNTREE. FOR SALE AS A SINGLE UNIT OR TOGETHER AS THE FULL BUILDING. EACH APARTMENT BRINGS IN £550 PCM, BOTH ARE CURRENTLY LET. CUEERRENTLY FULLY OCCUPIED GIVING A MONTHLY RETURN OF £1100 (£13,200 PER ANNUM) EACH APARTMENT HAS ITS OWN METERS FOR GAS AND ELECTRIC 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 FOR THE 'THORNTREE ACADEMY' SCHOOL, CARGO FLEET LANE AND THE TRUNK ROAD WHICH PROVIDE FURTHER ACCESS INTO MIDDLESBROUGH TOWN CENTRE AND BEYOND VIA THE A174 / A66 AND A19 ROADLINKS.

Teesside is set to be centre stage for a host of new industries as well as expansion in areas ranging from Net-Zero Carbon capture, wind-turbine manufacture and on-shore power generation.

With hundreds of millions of pounds worth of contracts having been secured recently by local companies, this property is sure to benefit in the years to come.

- One Building with two separate flats.
- For sale individually at £67,500 EACH. or £130,000 for the freehold.
- Sold with sitting tenants paying £550pcm each.
- £1,100 income per month.
- Yeild of over 10% coming to the new buyer from day one.

### 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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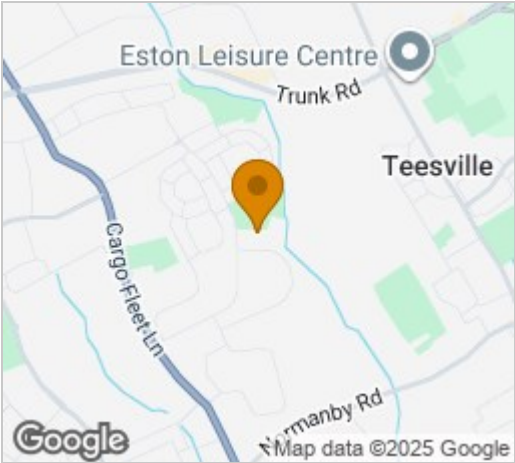


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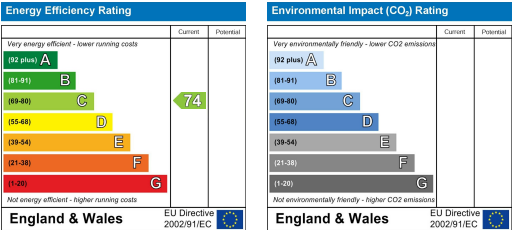
Floor Plan



Area Map



Energy Efficiency Graph



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