



10 Nesham Road

, Middlesbrough, TS1 4HT

Offers in excess of £90,000

A HIGH YIELDING TOWN CENTRE INVESTMENT PROPERTY OFFERING A STUNNING ANNUAL RETURN OF £11,520 - THUS A GROSS YIELD OF 12.8% AT GUIDE PRICE. THE PROPERTY OFFERS A MODERN INTERIOR WITH GOOD QUALITY KITCHEN & BATHROOM, MODERN DECORATION, A NEWLY INSTALLED COMBI BOILER, UPVC DOUBLE GLAZING & OFFERED 'FOR SALE' ON A FULLY FURNISHED BASIS. IN BRIEF THE PROPERTY YIELDS AN ENTRANCE HALL, A DOWNSTAIRS RECEPTION ROOM (CURRENT SERVING THE PURPOSE OF A DOWNSTAIRS BEDROOM), A KITCHEN, & A DOWNSTAIRS BATHROOM. TO THE FIRST FLOOR ARE 3 BEDROOMS, 2 OF WHICH ARE OCCUPIED & BEING USED AS SUCH, & A FURTHER 1 IS VACANT BEING USED AS A COMMUNAL STUDY. THE PROPERTY IS SET ON A CORNER SIZED PLOT, WITH LARGER THAN AVERAGE OUTSIDE SPACE, & THE AVAILABILITY OF ON STREET PARKING OUTSIDE. BEING SET WITHIN APPROXIMATELY A 0.9 MILE WALK TO THE MAIN UNIVERSITY ENTRANCE, WHILST BEING SET IN A BIT LESS OF A BUSY THOROUGHFARE FOR TRAFFIC THAN THE STANDARD STREETS. A SOLID INVESTMENT FOR ANYONE LOOKING FOR CASH FLOW

- The tenancy agreement ends 21 May 2026 (it was a 9 month contract under a joint tenancy full house tenancy).
- Newly installed 'Navien' gas central heating boiler.
- EPC Rating D

Viewing

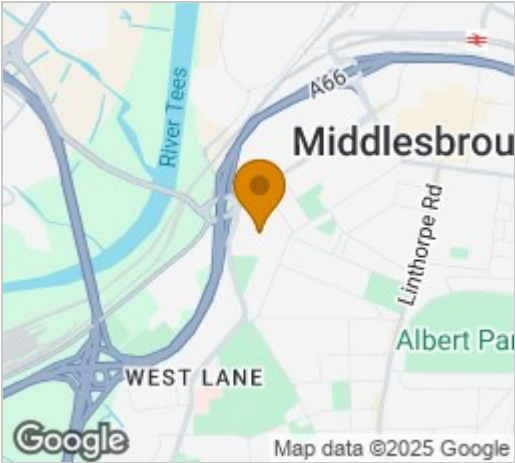
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



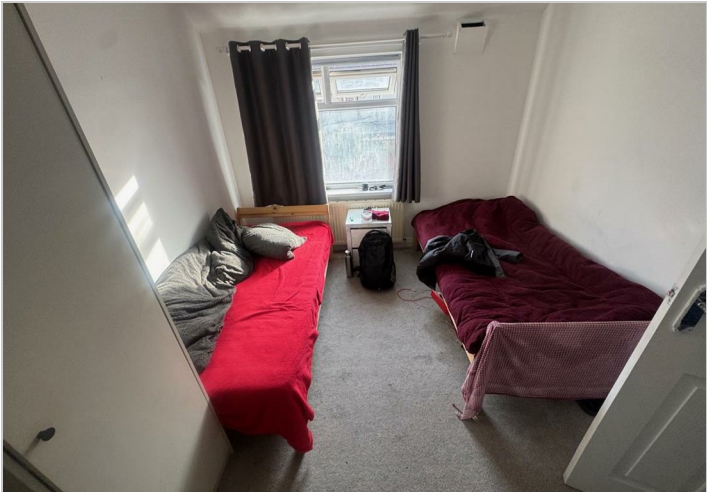
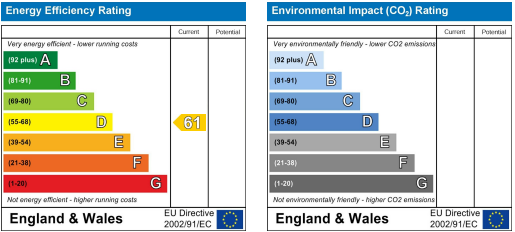
Floor Plan



Area Map



Energy Efficiency Graph



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