



## 12 Topham Green

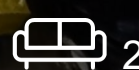
, Middlesbrough, TS3 7DA

**Offers invited £79,999**

AN IDEAL REFURBISHMENT PROJECT FOR ANYONE WISHING TO CREATE THEIR PERFECT HOME OR INVESTMENT PROPERTY - LOCATED IN THE POPULAR RESIDENTIAL AREA OF BERWICK HILLS, MIDDLESBROUGH. THE PROPERTY OFFERS WELL SIZED ACCOMMODATION THROUGHOUT BRIEFLY INCLUDING AN ENTRANCE HALL, LOUNGE, KITCHEN, DINING ROOM WHILST TO THE FIRST FLOOR ARE THREE BEDROOMS AND A BATHROOM. THE PROEPRTY HAS HAD THE BENEFIT OF A RECENTLY INSTALLED 'IDEAL' COMBI BOILER, HOWEVER OTHER THAN THAT REQUIRES MODERNISATION AND UPGRADING THROUGHOUT INCLUDIGN A RE-WIRE, NEW WINDOWS AND DOORS, KITCHEN AND BATHROOM THEN A FULL DECORATIONAL OVERHAUL INCLUDING FLOOR COVERINGS. BEING A THREE BEDROOM SEMI DETACHED, THE EXPECTED RENTAL RETURN ON COMPLETION OF THE WORKS WOULD BE EXPECTED TO BE £750 - £800 PCM DEPENDING ON THE EXACT SPECIFICATION. THE PROPERTY IS BEING SOLD WITH VACANT POSSESSION AND WILL BE 'SOLD AS SEEN'.

### Viewing

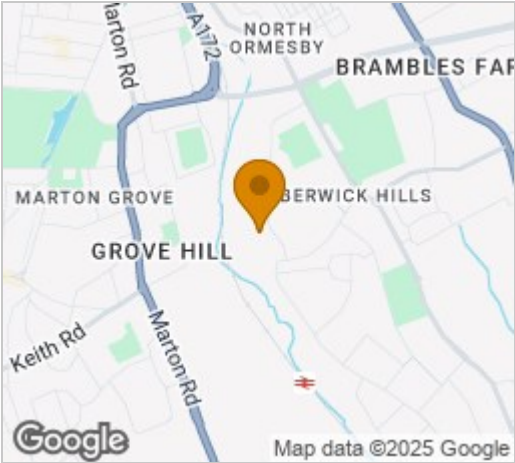
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



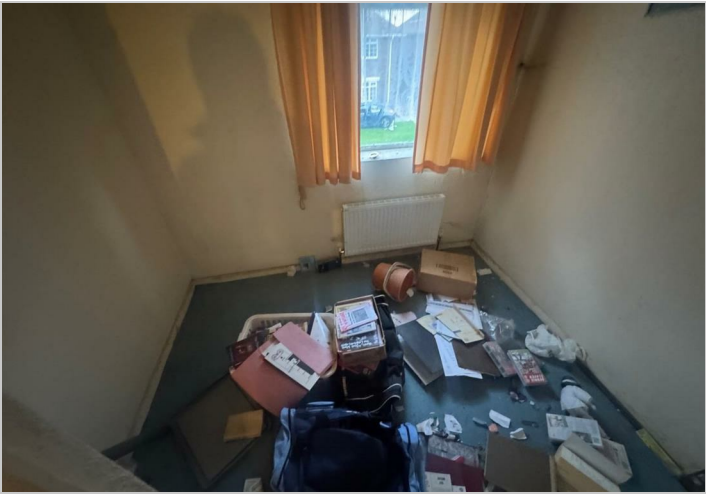
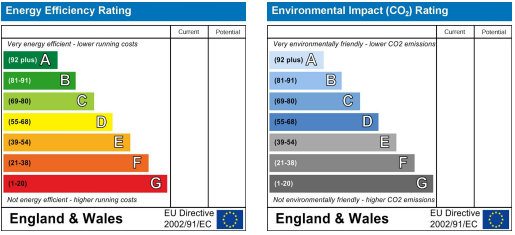
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.