



68 Station Road East

, Trimdon Station, TS29 6BS

Offers in excess of £70,000

A HIGHLY SPACIOUS TERRACED PROPERTY YIELDING THREE BEDROOMS, TWO RECEPTION ROOMS AS WELL AS A KITCHEN AND A FIRST FLOOR BATHROOM.

THE PROPERTY HAS BEEN SUBJECT TO A LARGE SCALE IMPROVEMENT PLAN, FOCUSING ON THE 'BEHIND THE SCENES' STRUCTURE AND FUNCTIONS - SEE THE 'NOTES' SECTION FOR A LIST OF THE TOTAL OUTLAY WHICH EXCEEDS £25,000!

THE PROPERTY IS IDEAL FOR A LANDLORD WHO IS WISHING TO PURCHASE A 'FUTURE PROOF' PROPERTY WHERE ALL THE MAJOR EXPENSES HAVE BEEN HANDLED AND CARRIED OUT. THE PROPERTY SIMPLY NOW REQUIRES THE 'COSMETIC' SIDES TO BE FINISHED INCLUDING RE-CARPETING, RE-PLASTERING, RE-DECORATION, AND SOME MINOR REPAIRS.

THE PROPERTY WOULD LIKELY GENERATE IN THE REGION OF £600-625 PCM ONCE FINISHED, THUS OFFERING AN ATTRACTIVE GROSS YIELD FOR ANY INVESTOR.

ALTERNATIVELY A LIVE IN OWNER WOULD BE TAKING ON A HOUSE THEY COULD PUT THEIR OWN STAMP ON, KNOWING THAT THE UTILITIES AND ESSENTIAL FEATURES OF THE PROPERTY HAVE ALREADY BEEN UPGRADED.

- SPACIOUS TERRACED PROPERTY
- POPULAR AREA
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- RECENT REFURBISHMENT

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.



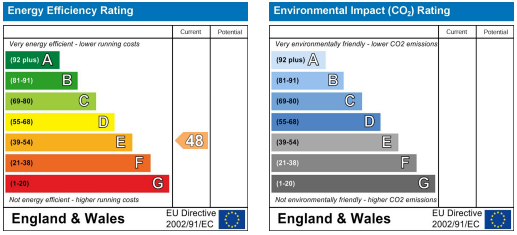
Floor Plan



Area Map



Energy Efficiency Graph



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