



## 68 Station Road East

, Trimdon Station, TS29 6BS

**Offers in excess of £70,000**

A large, spacious terraced home, boasting three bedrooms, two reception rooms, large kitchen and a first floor bathroom.

The property has undergone a large-scale renovation, focusing on improving the 'behind the scenes' structure and functions. A total outlay in excess of £25,000! having been spent in the last few years.

An Ideal purchase for a landlord looking for a 'future proof investment where all of the major expenses have been handled and taken care of before your purchase, though the property does still require some cosmetic finishing touches such as flooring, re-plastering and decoration along with a few minor repairs.

This property is likely to generate something in the region of £600-£625pcm once the works are complete, generating an attractive gross yield for any investor.

Alternatively, an owner occupier would be getting themselves a home that they can 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
- RECENTLY REFURBISHED \* \* OVER £25k SPENT
- IDEAL INVESTMENT
- EPC RATING 'C' - 71/81

### 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.



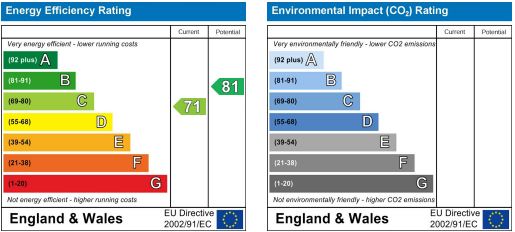
Floor Plan



Area Map



Energy Efficiency Graph



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