



5 Waterford Terrace

, Middlesbrough, TS1 4RX

£75,000

This charming mid-terrace home presents an excellent opportunity for investors. The property boasts three well-proportioned bedrooms and is currently rented out to a long-term sitting tenant at the rate of £7,500pa making it an ideal investment.

The layout is designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively.

The property features a modern bathroom and kitchen, providing essential amenities for daily living.

Notably, the house has benefited from a new roof, ensuring peace of mind for years to come.

Situated on a quiet street, this home offers a peaceful environment while still being conveniently located near local amenities and transport links. The current sitting tenant, who pays £625 per calendar month, adds to the appeal, making this property a fantastic investment opportunity for those looking to expand their portfolio.

In summary, this three-bedroom home on Waterford Terrace is not only a delightful place to live but also a sound investment. Combining comfort, practicality, and potential for future growth.

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.

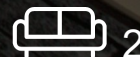
- THREE BEDROOM HOME ON A PEACEFUL STREET
- CURRENTLY LET TO A LONG TERM TENANT - PAYING £625pcm
- PROPERTY HAS HAD A NEW ROOF
- DOUBLE GLAZING & GAS CENTRAL HEATING
- A BUYERS PREMIUM IS PAYABLE ON A SUCCESSFUL COMPLETION OF THIS PROPERTY
- RENTAL YIELD OVER 10%
- EPC RATING D



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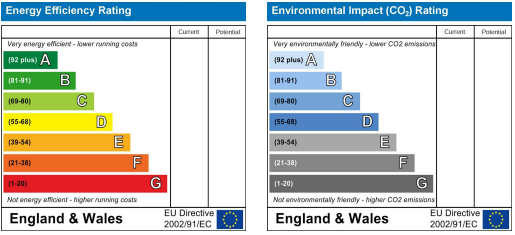
Floor Plan



Area Map



Energy Efficiency Graph



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