



## 63 Broadway

, Middlesbrough, TS6 7HS

**Offers in excess of £50,000**

Ideal Investment on Broadway, Grangetown. This end-terrace house presents an excellent opportunity for both first-time investors and seasoned landlords alike. Property boasts two well-proportioned bedrooms, making it ideal for small families or single tenants. Property does require some updating.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. Kitchen Diner is beyond, which is functional, catering to all your culinary needs. The first-floor shower room adds convenience.

This property stands out for its high rental yield, making it a fantastic investment opportunity whether you are looking to add to your property portfolio or buy your first BTL.

With its prime location in Middlesbrough, residents enjoy easy access to local amenities, schools, and transport links.

Do not miss the chance to view this property, as it promises to be a wonderful place to call home or a lucrative addition to your investments.

- Investment Opportunity
- Currently et at £550pcm
- YEILD OVER 12.5%
- Two Bedroom Home
- A BUYERS PREMIUM IS PAYABLE ON A SUCCESSFUL COMPLETION OF THIS PROPERTY

### 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.



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Floor Plan



Area Map



Energy Efficiency Graph



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