



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, being sold with sitting tenant - 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.

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.

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



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



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