

DEAN & CO

ESTATE AGENTS

SALES - LETTING - AUCTIONS



Clifton Street

Middlesbrough, TS1 4BZ

Offers Over £55,000



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Clifton Street, Middlesbrough



Description

Dean & Co Estates presents this exceptional opportunity to acquire a below market value property which is a two bedroom terraced house on Clifton Street in the heart of Middlesbrough. This is a must see for investors seeking strong rental yields, capital growth, or a profitable flip.

Property features: this home boasts two reception rooms, two comfortable bedrooms and a well placed bathroom, making it the perfect rental for small families or professionals alike.

Why is this property perfect for investors? This property is situated in a high demand rental area with strong tenant demand and priced significantly below market value providing instant equity on purchase. This property has potential to add value through an extension, refurbishment or conversion. Comparable properties are renting for approximately £700 - £800pcm and the potential yield is estimated to be 13%. If this property is purchased by yourself we can provide discounted lettings.

The property is in need of a light refurbishment offering the chance to unlock added value with minimal upfront work. The energy performance certificate (EPC) is valid until 2026, providing peace of mind regarding energy efficiency. With an asking price of offers over £55,000, plus an additional £3,000 buyer fee, this property represents an attractive investment opportunity in a growing area.

Investors seeking a promising project, this terraced house on Clifton Street is a prospect not to be missed. Embrace the chance to transform this property into a lucrative rental. Contact us today to arrange a viewing or request further information.



Key Features

- Priced significantly below market value – instant equity on purchase
- Offers over £55,000 plus an additional £3,000 buyer fee
- High-demand rental area with strong tenant demand
- Potential to add value through a refurbishment, extension or conversion
- EPC valid until 2026
- Needs renovating

Clifton Street, Middlesbrough



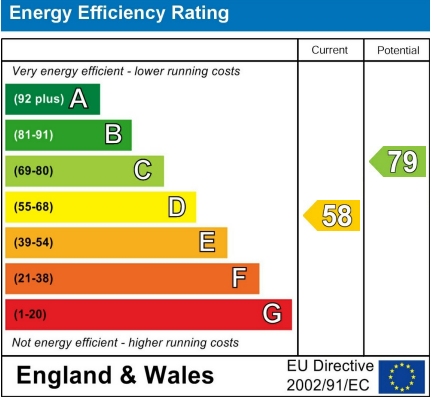
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Dean & Co Estates Office on 0191 823 8540 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.