









## welcome to

# **Nutley Road, Billingham**

ATTENTION INVESTORS. Suited to a buy to let investor, whether you're looking for your first investment, or to expand your current portfolio. Currently achieving £575 per month, this property returns a yield of over 7%, based on the asking price.

#### **Entrance Hall**

Entered via UPVC double glazed door to front, understair storage area and radiator.

## Lounge

14' 6" (Reducing to 9'10") x 18' 7" (reducing to 7'10") ( 4.42m (Reducing to 9'10") x 5.66m (reducing to 7'10") ) 'L' shaped featuring UPVC double glazed French doors to rear, UPVC double glazed windows to front and rear, ceiling rose, coved cornicing, electric fireplace and radiator. Door to:

#### Kitchen

18' 6" x 9' 2" (Reducing to 7' 4") ( 5.64m x 2.79m (Reducing to 7' 4") )
Wood veneer wall and base units with contrasting rolled edge work surfaces, built in oven, five ring gas hob with extractor over, 1 1/2 stainless steel sink/drainer with mixer tap, plumbing for washing machine, storage cupboard, textured ceiling, lino flooring, radiator, UPVC double glazed windows to front and rear and UPVC door to rear. Door back to hallway.

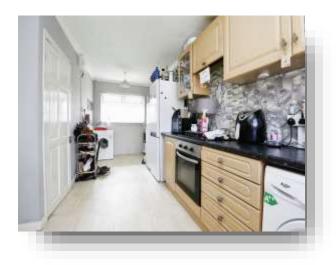
## Landing

Stairs from Hallway, loft access, carpet and cupboard housing boiler.

#### **Bedroom 1**

12' 10" x 11' 8" (reducing to 10' 1") ( 3.91m x 3.56m (reducing to 10' 1") )
UPVC double glazed window to front, coved cornicing, carpet and radiator.









#### **Bedroom 2**

10' 6" x 10' 1" (12' into recess) ( 3.20m x 3.07m (12' into recess) )

UPVC double glazed window to front, coved cornicing, carpet, storage area, textured ceiling and radiator.

### **Bedroom 3**

8' 11" x 7' 6" ( 2.72m x 2.29m ) UPVC double glazed window to rear, coved cornicing, carpet, textured ceiling and radiator.

#### **Bathroom**

Bath with electric shower over, pedestal wash hand basin, part tiled, 1/2 height wall panelling, lino flooring and UPVC double glazed opaque window to rear.

#### W/C

UPVC double glazed opaque window to rear, WC and lino floor.

## **Externally**

### **Front Garden**

Mostly laid to lawn, with pathway to front door.

### **Rear Garden**

Lawned area, paved patio and shed.





## welcome to

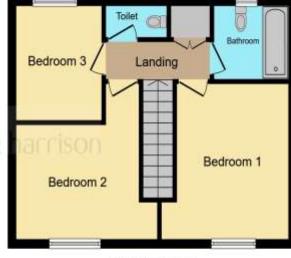
# **Nutley Road, Billingham**

- REDUCED FROM £97.000
- READY FOR AN INVESTOR EXCELLENT YIELD
- FRONT AND REAR GARDENS
- ON STREET PARKING
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

£85,000





**Ground Floor** 

First Floor

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

## view this property online mannersandharrison.co.uk/Property/BIL108185



Property Ref: BIL108185 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01642 555888



Billingham@mannersandharrison.co.uk



2 Town Square, BILLINGHAM, Cleveland, TS23 21 Y



mannersandharrison.co.uk

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.