



17 Bush Street

, Middlesbrough, TS5 6BN

Offers in excess of £70,000

**** GENERATING £550 PCM COURTESY OF WORKING TENANTS THUS A GROSS YIELD OF 9.5% AT ASKING PRICE, MARKET VALUE RENT £625 - 695PCM DEPENDING ON INTERIOR QUALITY ****

A sensibly priced two Bedroom inner terraced property which is currently tenanted and offers a Lounge and Dining Room of an open plan nature, and a Kitchen to the ground-floor, whilst to the first floor is a spacious family Bathroom and two Bedrooms. The property is located within the ever popular Linthorpe Village, awash with cobbled streets and ease of access to various shops and amenities including those in Linthorpe Road, whilst also being in a manageable walking distance to the University of Teesside. This would be a shrewd investment for an investor wishing to achieve immediate returns in a high demand rental area within Central Middlesbrough.

■ EPC RATING 'E' - 54 / 83

■ 'ECO COMPACT' GAS CENTRAL HEATING BOILER AND UPVC DOUBLE GLAZING

■ WORKING TENANTS IN SITU CREATING A STEADY RENTAL INCOME.

■ AN APPROXIMATE 15 MINUTE (0.6 MILE) WALK TO THE UNIVERSITY OF TEESSIDE.

■ COUNCIL TAX BAND 'A'

■ A BUYERS PREMIUM MAY APPLY - PLEASE CONSULT THE OFFICE FOR FURTHER INFORMATION

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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2



E

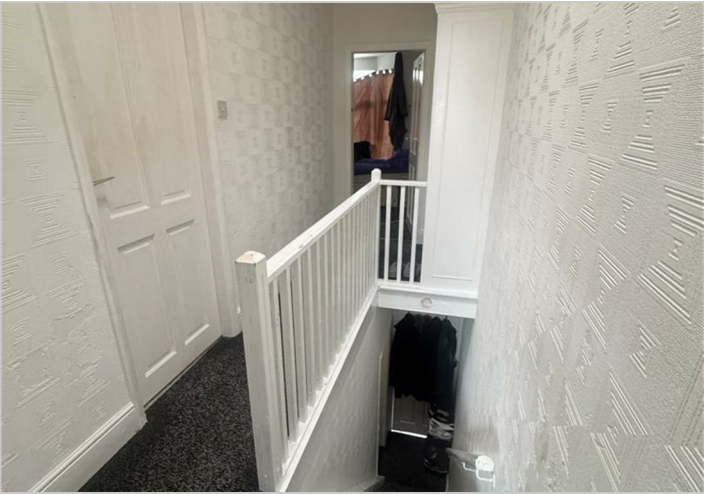
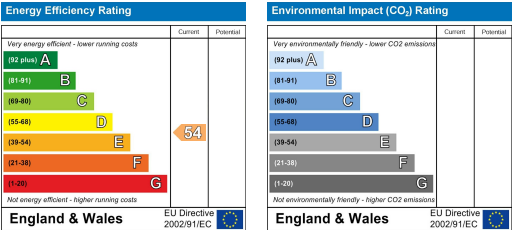
Floor Plan



Area Map



Energy Efficiency Graph



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