PROGRESSION PROPERTY



20 Chantry Close

, Middlesbrough, TS3 7LZ

Offers in excess of £80,000

** SOLD WITH A TENANT IN SITU AND AN INCOME OF £600PCM THUS AN ANNUAL RETURN OF £7200. WE HOWEVER FEEL THAT A RENTAL INCOME OF £675-700PCM IS MORE SUITABLE WHICH WOULD RAISE THE GROSS YIELD TO 8.5% AT ASKING PRICE. **

Being sat on a more than generous corner plot with large gardens to the rear this three bedroom property has also been well maintained and cared for internally with modern decoration and a modern high gloss finish Kitchen amongst other features. Having an abundance of space the property in brief comprises of an entrance hall, a spacious 'all-in-one' Lounge / Dining Room, an 'L-shaped' breakfast Kitchen and a downstairs W.C. To the first floor are three well sized Bedrooms and a Family Bathroom. The Garden to the rear adds the wow factor, yielding a far larger than average area of lawn, with fenced boundaries and additional patio area directly outside of the property. Arguably this property boasts one of the largest gardens within the direct area so makes it ideal for anyone wishing to occupy that has a demand for outside space as well as family sized living accommodation within.

- THE EPC HAS EXPIRED HOWEVER IS BOOKED IN TO BE COMPLETED THE WEEK STARTING THE 22/6/26 - Former rating 'D' - 64/83
- BAXI COMBI BOILER
- UPVC DOUBLE GLAZING THROUGHOUT
- THE BENEFIT OF A DOWNSTAIRS CLOAKROOM AND A FIRST FLOOR FAMILY BATHROOM
- COMMUNAL PARKING BAYS TO THE FRONT OF THE PROPERTY
- CUL-DE-SAC LOCATION

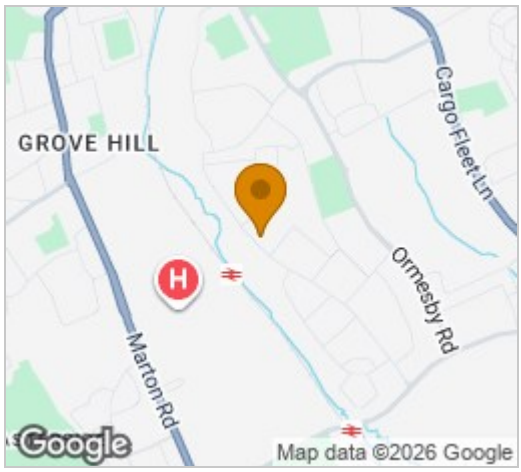
Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.

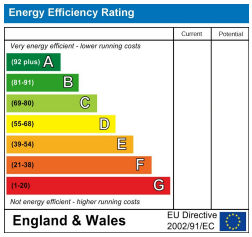
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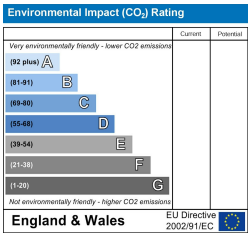
Floor Plan

Area Map



Energy Efficiency Graph













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