



13 Darnall Green

, Middlesbrough, TS4 3NN

Offers in excess of £90,000

**** IMMEDIATE RENTAL INCOME OF £700 PCM FROM A TENANT IN SITU ****
AN IDEAL INVESTMENT PROSPECT BEING SOLD WITH A TENANT IN SITU IN THE HIGHLY POPULAR RESIDENTIAL AREA OF EASTERSIDE (TS4), CLOSE TO THE JAMES COOK HOSPITAL AND PERFECTLY POSITIONED FOR ACCESS INTO MIDDLSBROUGH TOWN CENTRE, THE A174 / A19 / A66 ROADLINKS AMONGST OTHER. THE CURRENT OCCUPIER IS PAYING A RENT OF £700 PCM THUS CREATING A YIELD OF 8.8% AT PRICE EXPECTANCY. THE PROPERTY HAS BEEN IMPROVED AND THEN CARED FOR SO OFFERS WELL PRESENTED ACCOMMODATION WHICH COMPRISES AN ENTRANCE PORCH, A SPACIOUS LOUNGE, A KITCHEN DINER WITH FRENCH DOORS LEADING OUT INTO THE GARDEN WHILST TO THE FIRST FLOOR THERE ARE TWO DOUBLE SIZED BEDROOMS AND A MODERN FAMILY BATHROOM WITH A WHITE SUITE. THERE ARE GARDENS TO BOTH FRONT AND REAR AND THE AVAILABILITY OF 'OFF STREET' PARKING.

Teesside is set to be centre stage for a host of new industries as well as expansion in areas ranging from Net-Zero Carbon capture, wind-turbine manufacture and on-shore power generation.

With hundreds of millions of pounds worth of contracts having been secured recently by local companies, this property is sure to benefit in the years to come.

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.



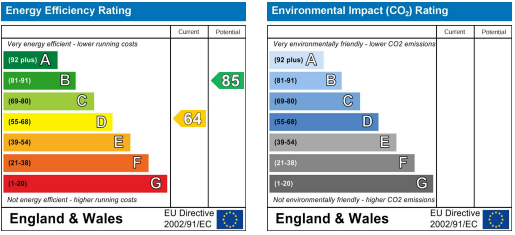
Floor Plan



Area Map



Energy Efficiency Graph



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