

SADBERGE STREET, NORTH ORMESBY, MIDDLESBROUGH, TS3 6PD



- ▲ Ready Made Buy to Let Investment Terraced Property with Two Double Bedrooms
- ▲ Can Come Complete with a Long Term Trusted Existing Tenant & a Return of £5,760 Per Annum

- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Central Heating with a Baxi Combi Boiler Retiled Main Roof 25ft Through Lounge/Diner
- ▲ Kitchen with Light Oak Style Units
- ▲ Ground Floor Bathroom

£70,000

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This 'Ready Made' buy-to-let two bedroom inner terrace rental property can come complete with a trusted, long term existing tenant who would very much like to stay and a return of £5,760 per annum. It could also form part of a 'Three Property' rental portfolio if it's your intention to purchase more than one at a time.

It has UPVC double glazed windows and exterior doors, central heating with a Baxi combi boiler and a retiled main roof.

Briefly, the accommodation comprises entrance hall, 25ft through lounge/dining room, kitchen, rear lobby, and ground floor bathroom. The first floor has two double bedrooms and there's a yard outside at the rear.

GROUND FLOOR

ENTRANCE HALL

With UPVC entrance door with double glazed insert and staircase to the first floor.

THROUGH LOUNGE DINING ROOM - 7.1m (23'4") increasing to 7.62m (25') to include bay window x 2.97m (9'9") in the lounge area and increasing to 4.01m (13'2") in the dining area

With two radiators and connecting door into

KITCHEN - 2.9m x 2.13m (9'6" x 7')

Light oak style wall, drawer and floor cupboards with roll top work surfaces and a single drainer stainless steel sink unit. Built-in electric oven and four ring gas hob with extractor canopy. Space for washing machine. Wall mounted Baxi gas fired combination boiler.

REAR LOBBY

With UPVC exterior door onto the rear yard and connecting door into



GROUND FLOOR BATHROOM

With a white suite comprising panelled bath, pedestal wash hand basin and close couple WC.

FIRST FLOOR

LANDING

BEDROOM ONE - 4.01m x 3.23m (13'2" x 10'7")

With woodgrain effect laminate flooring and radiator.

BEDROOM TWO - 4.01m (13'2") x 2.87m (9'5") increasing to 3.8m (12'6") to include depth of wardrobes

Built-in wardrobes and radiator.

EXTERNALLY

REAR YARD

Wall enclosed rear yard with a rear access gate.

AGENTS REF: - IM/LS/MID210827/08122021

TO VIEW: Contact our Middlesbrough office on

Tel: **01642 254222**

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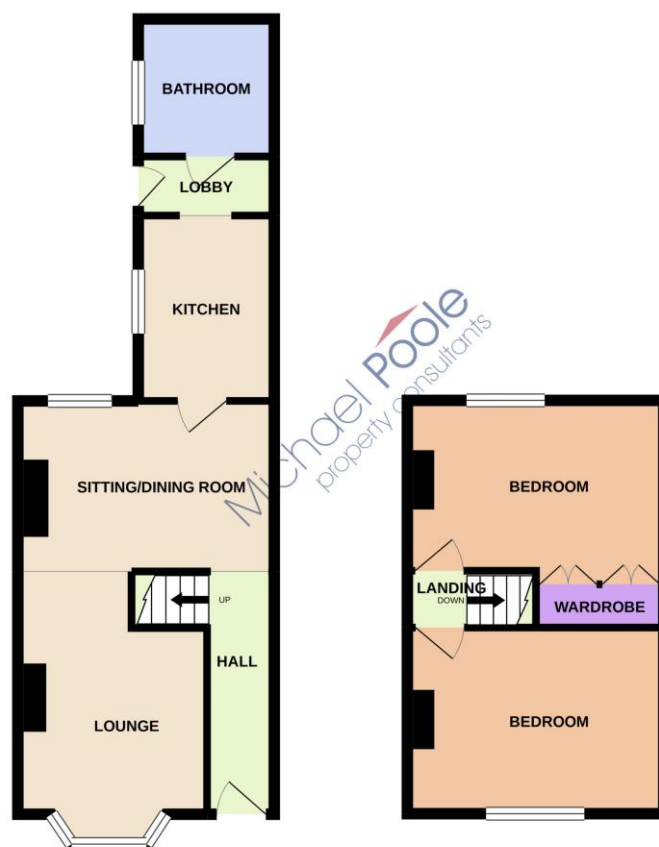
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GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.

1ST FLOOR
274 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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