



## 18 Sefton Road

, Middlesbrough, TS3 9PX

**Offers in excess of £120,000**

\*\* IF A GROSS YIELD OF 10% APPEALS TO YOU, THEN THIS IS THE INVESTMENT FOR YOU. A DETACHED BLOCK OF TWO APARTMENTS SPREAD ACROSS 3 FLOORS. \*\*

A UNIQUE AND LUCRATIVE INVESTMENT OPPORTUNITY CONSISTING OF TWO SEPARATE APARTMENTS (THE UPPER BEING A DUPLEX) LOCATED WITHIN A DETACHED BUILDING WITHIN THORNTREE. EACH APARTMENT BRINGS IN £550 PCM, BOTH ARE CURRENTLY LET. DUE TO FULL OCCUPANCY A MONTHLY RETURN OF £1100 EQUALS AN ANNUAL RETURN OF £13,200.

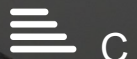
EACH APARTMENT HAS ITS OWN GAS AND ELECTRIC CONNECTIONS AS WELL AS UPVC DOUBLE GLAZING THROUGHOUT.

THERE IS OFF-STREET PARKING TO THE FRONT AND A LARGE GARDEN TO THE REAR. THE APARTMENTS ARE IDEALLY LOCATED TO THE 'THORNTREE ACADEMY' SCHOOL, CARGO FLEET LANE AND THE TRUNK ROAD WHICH PROVIDE FURTHER ACCESS INTO MIDDLESBROUGH TOWN CENTRE AS WELL AS ONTO THE A174 / A66 AND A19 ROADLINKS.

- TWO BEDROOM APARTMENT
- GROUND FLOOR
- PARKING TO THE FRONT
- AFFORDABLE RENT
- Close To James Cook University Hospital
- AVAILABLE NOW

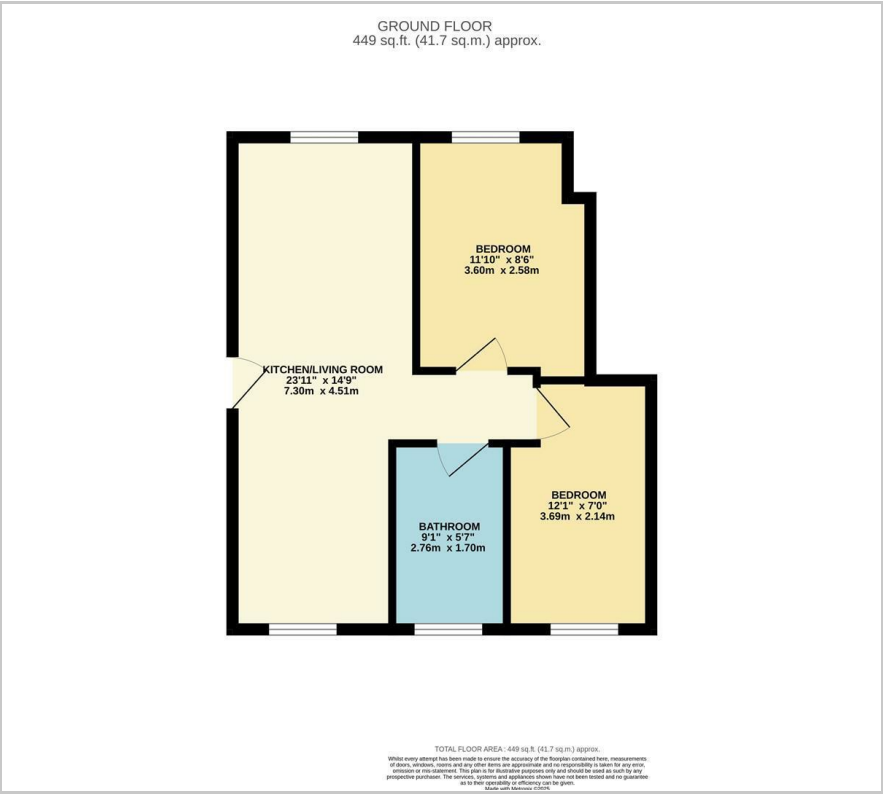
### Viewing

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

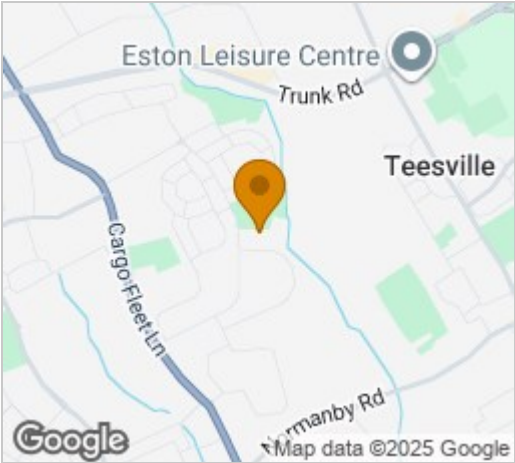




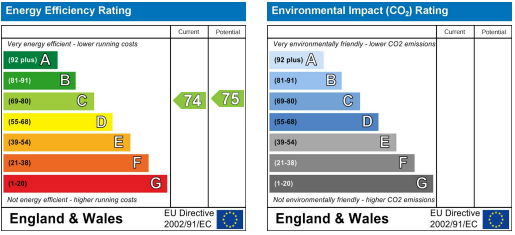
Floor Plan



Area Map



Energy Efficiency Graph



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