PROGRESSION PROPERTY

12 Topham Green
, Middlesbrough, TS3 7DA

Offers over £70,000

AN IDEAL REFURBISHMENT PROJECT FOR ANYONE WISHING TO CREATE THEIR PERFECT HOME OR INVESTMENT PROPERTY - LOCATED IN THE POPULAR RESIDENTIAL AREA OF BERWICK HILLS, MIDDLESBROUGH. THE PROPERTY OFFERS WELL SIZED ACCOMMODATION THROUGHOUT BRIEFLY INCLUDING AN ENTRANCE HALL, LOUNGE, KITCHEN, DINING ROOM WHILST TO THE FIRST FLOOR ARE THREE BEDROOMS AND A BATHROOM. THE PROEPRTY HAS HAD THE BENEFIT OF A RECENTLY INSTALLED 'IDEAL' COMBI BOILER, HOWEVER OTHER THAN THAT REQUIRES MODERNISATION AND UPGRADING THROUGHOUT INCLUDIGN A RE-WIRE, NEW WINDOWS AND DOORS, KITCHEN AND BATHROOM THEN A FULL DECORATIONAL OVERHAUL INCLUDING FLOOR COVERINGS. BEING A THREE BEDROOM SEMI DETACHED, THE EXPECTED RENTAL RETURN ON COMPLETION OF THE WORKS WOULD BE EXPECTED TO BE £750 - £800 PCM DEPENDING ON THE EXACT SPECIFICATION. THE PROPERTY IS BEING SOLD WITH VACANT POSSESSION AND WILL BE 'SOLD AS SEEN'.

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.
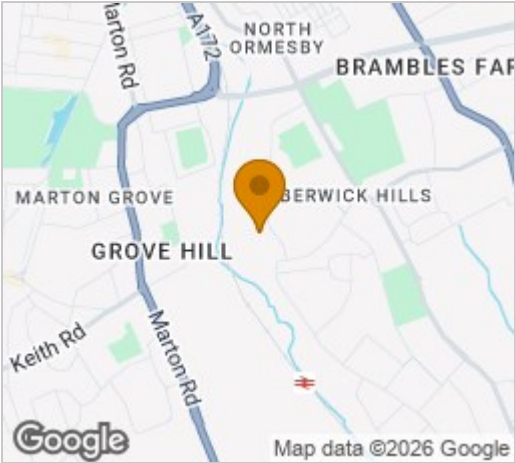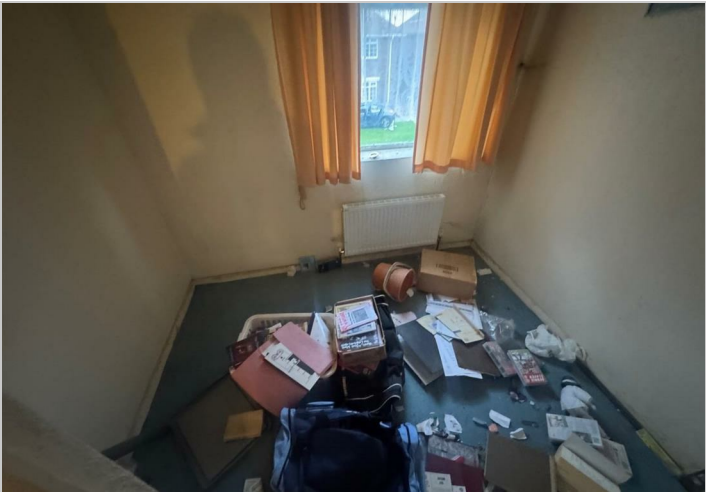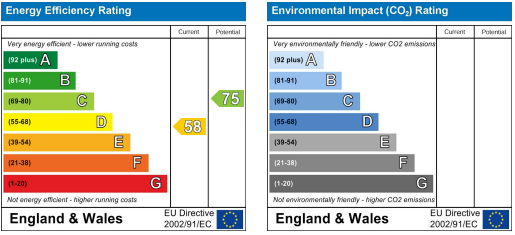
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Floor Plan

GROUND FLOOR

1ST FLOOR

KITCHEN

DINING ROOM

ENTRANCE HALL

LOUNGE

UP

BATHROOM

BEDROOM

DOWN

LANDING

STORAGE

STORAGE

STORAGE

STORAGE

BEDROOM

BEDROOM

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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Area Map

Map data ©2026 Google

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO$_2$) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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