



## 40 Norcliffe Street

, Middlesbrough, TS3 6PN

**£70,000**

This lovely home is being sold as a ready-made investment, currently let at £600pcm,

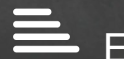
With a spacious ground floor, pleasant kitchen, modern bathroom and THREE first floor bedrooms, this property would be a wise addition to any rental portfolio.

The keen investor will note the day-one income which provides a fantastic yield of over 11%.

- CURRENTLY LET AT £600pcm
- CHAIN FREE SALE
- IDEAL FOR BUY-TO-LET INVESTOR
- RECENTLY REFURBISHED
- THREE BEDROOM PROPERTY

### 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.

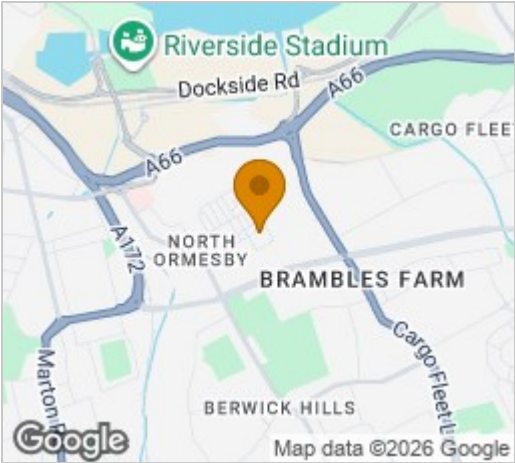




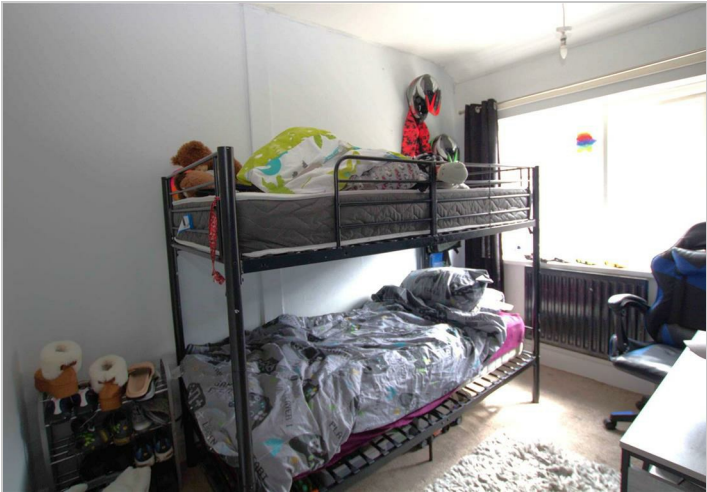
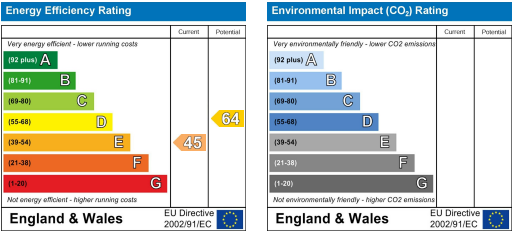
Floor Plan



Area Map



Energy Efficiency Graph



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