



## 45 Chippenham Road

, Middlesbrough, TS4 3PH

**£65,000**

### \*\* ATTENTION INVESTORS \*\*

Two self-contained Apartments.  
Currently let and generating £1,100 per month.

Property can be sold individually, or together as x2 apartments (the full building)

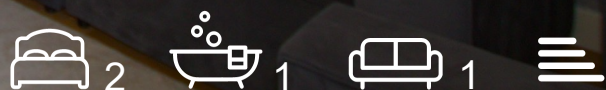
This property is formerly a three bedroom semi detached house which has been converted to two self contained flats.  
Located within a popular, peaceful location.

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.

- SPLIT INTO TWO APARTMENTS
- CURRENTLY LET FOR £550pcm EACH



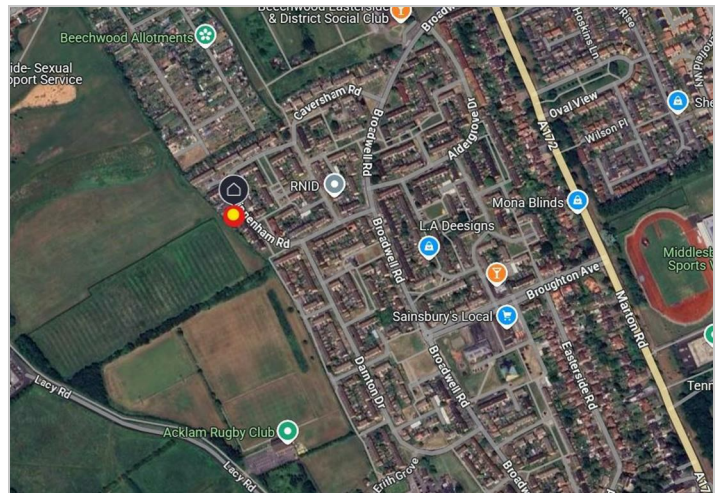
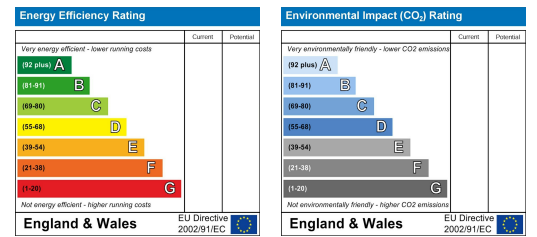
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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