



## 88 Meath Street , Middlesbrough, TS1 4RT **Offers over £90,000**

This chain-free three bedroom home is perfect for investors looking to add to their portfolio, being sold with tenant currently paying £606pcm.

Notable features include gas central heating, UPVC double glazed windows and external doors, modern kitchen, three bedrooms and a large living room.

Property is set on a quiet street, within walking distance to lots of local amenities and Teesside University.

The property comprises entrance hall, large knocked-thru reception room and modern kitchen.

On the first floor there are three bedrooms and a family bathroom. Externally there is a small yard with alleyway access.

Tenure - Freehold

Council Tax Band A

### 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.

- EPC RATING D
- THREE BEDROOM END TERRACE HOME
- CURRENTLY LET AT £606pcm
- LET TO A LONG-TERM TENANT.
- CHAIN FREE SALE



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	A	
(81-91)	B	B	
(69-80)	C	C	
(55-68)	D	D	
(39-54)	E	E	
(21-38)	F	F	
(1-20)	G	G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	
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