PROGRESSION PROPERTY



25 Victor Way

, Thornaby, TS17 9PA

Offers in the region of £100,000

OFFERS ARE INVITED ON THIS SPACIOUS AND RARELY AVAILABLE FIVE BEDROOM FULLY FURNISHED PROPERTY LOCATED JUST SET BACK OFF TRENCHARD AVENUE / THORNABY ROAD. THIS FREEHOLD PROPERTY IS IDEAL FOR ANYONE REQUIRING THAT EXTRA BIT OF INTERNAL SPACE FOR THEIR NEW FAMILY HOME OR AN INVESTOR LOOKING FOR AN INCREASED LEVEL OF RENTAL INCOME VIA EITHER A STANDARD LET OR POSSIBLY BY OFFERING IT OUT ON A SHORT STAY / SINGLE ROOM LET BASIS. THE PROPERTY HAS BEEN SUBJECT TO VARIOUS UPGRADES AND MODERNISATION INCLUDING A NEW SHOWER ROOM SUITE, FURNITURE THAT WAS REPLACED WITH NEW WITHIN THE LAST 6 MONTHS (AT THE POINT OF THIS LISTING), AND REFRESHING OF DECORATION / PAINTWORK. BEING SET CLOSE TO THE A19, VARIOUS PUBLIC TRANSPORT ROUTES, AND SHOPS. AMENITIES AND LOCAL SCHOOLS WE FEEL THE PROPERTY IS WELL POSITIONED FOR A WIDE RANGE OF BUYER REQUIREMENTS. THE PROEPRTY WILL BE SOLD WITH VACANT POSSESSION.

- THE PROPERTY HAS BEEN CREATED TO BE SUITABLE FOR 'HMO' PURPOSES. NO LICENCE IN PLACE AS NOT REQUIRED AS NOT BEEN USED FOR A 5 BED SINGLE ROOM LET USAGE HOWEVER ESSENTIAL ASPECTS FOR GAINING A LICENCE HAVE BEEN DONE / INTEGRATED
- HARD WIRED ALARMS, EMERGENCY LIGHTING, FIRE DOORS ARE AMONGST OTHER FEATURES
- THE PROPERTY WILL BE SOLD WITH VACANT POSSESSION WITH NO TENATS IN SITU
- A GENEROUSLY SIZED FENCE ENCLOSED LAWNED REAR GARDEN
- SPACIOUS LOUNGE/DINING ROOM
- THE NEWLY BOUGHT FURNITURE THAT HAS BEEN PURCHASED WITHIN THE LAST FEW MONTHS AT POINT OF LISTING IS INCUDED IN THE SALE
- FIVE BEDROOMS TO FIRST FLOOR
- GROUND FLOOR WC

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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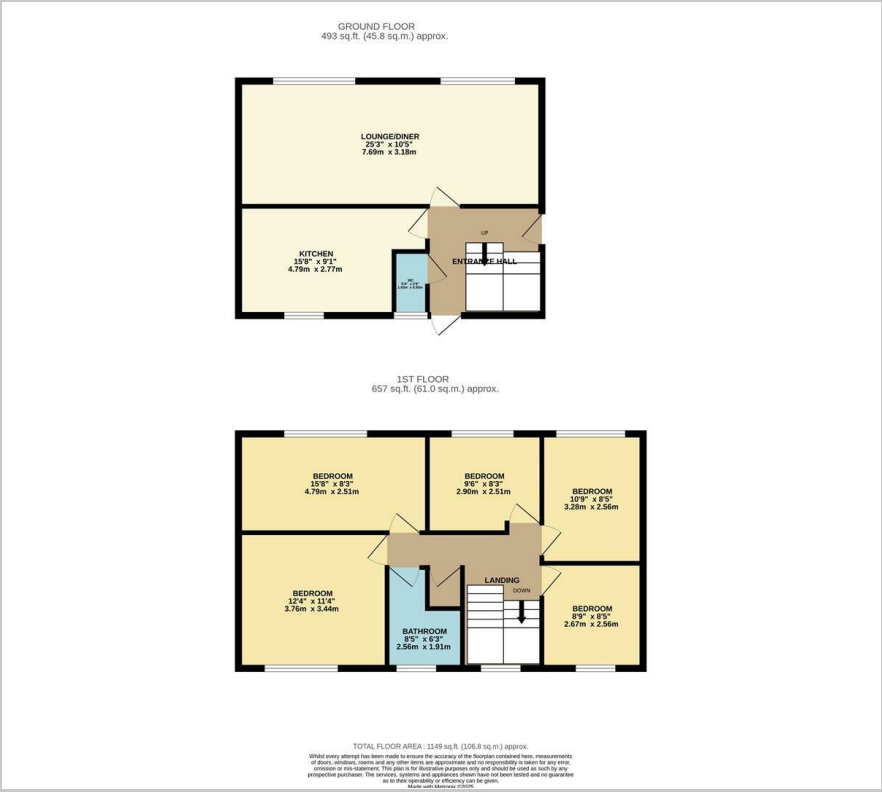
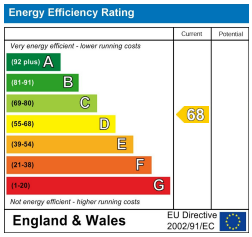
Floor Plan

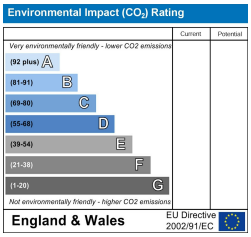


Area Map



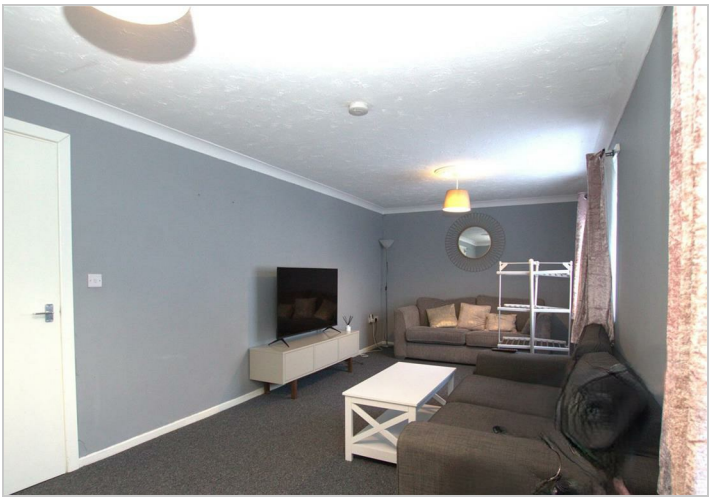
Energy Efficiency Graph













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 firms employment has the authority to make or give any representation or warranty in respect of the property.

329 Linthorpe Road, Middlesbrough, TS5 6AA
Tel: 01642 063352 Email: info@progression-lettings.co.uk https://www.progression-property.co.uk