



## 14 Ellerburne Street

Thornaby, Stockton-On-Tees, TS17 7JL

**£85,000**

Recently refurbished Three Bedroom Home which is Currently Let at £600pcm and being sold with a sitting tenant creating a day-one 8.5% return at asking price.

Handily located in a quiet street close to Thornaby's local shops and schools, this beautifully restored three-bedroom house is waiting for someone to make it a home.

The ground floor comprises of entrance hallway, extensive open plan reception room and newly fitted kitchen. The first floor has a large double main bedroom, two single rooms and a tiled bathroom with bath and overhead shower.

We have recently advertised a similar property just around the corner which was snapped up on the first viewing.

### 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.

- THREE BEDROOMS \* \* OPEN PLAN KITCHEN
- SOLD WITH SITTING TENANT PAYING £600pcm
- MODERN KITCHEN IN A REFURBISHED PROPERTY.
- ON STREET PARKING \* \* CLOSE TO LOCAL AMENITIES
- NO CHAIN \* \* IDEAL INVESTMENT OPERTUNITY.



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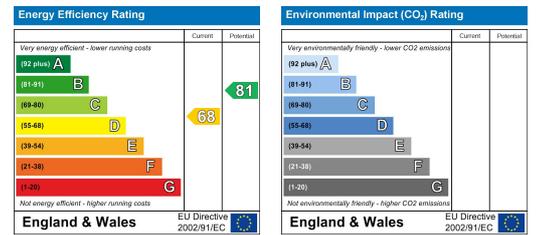
# Floor Plan



# Area Map



# Energy Efficiency Graph



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