# 76 Southfield Road

, Middlesbrough, TS1 3ES

£220,000

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### Reception

Newly painted white walls brighten the room, complemented by a wooden flooring. A large window lets in plenty of natural light.

### Kitchen

Sleek, contemporary floor and base units in a dark grey, complemented by integrated appliances including a modern built-in oven and ceramic hob. Intergrated fridge freezer and washing machine. Light grey flooring adds a modern, clean aesthetic that ties the entire space together.

### Bathroom

Crisp white finishes create a bright, clean ambience. The space features a modern toilet, a sleek wash basin with convenient storage underneath, and a contemporary shower enclosure. Stylish wall cladding completes the look, providing visual interest and practical wall protection in this compact, well-designed bathroom.

### Bedroom One

Plush new carpet provides a welcoming touch underfoot. Freshly painted walls create a serene atmosphere. A well-positioned window offers natural light and potential views, while a discreet radiator ensures comfortable temperature control.

### General Notes

Investment Opportunity – Five Self-Managed Flats with Sitting Tenants

An excellent opportunity to acquire a fully tenanted residential investment comprising five self-managed flats, offered for sale with the existing tenants in situ.

The property provides an immediate income stream, with a combined rental income of £2,575 per calendar month, equating to £30,900 per annum.

The accommodation is well maintained throughout, with clean and presentable kitchens and bathrooms, and is currently occupied by professional tenants.

The property and existing tenancy arrangements are stated to be compliant with the Renters' Rights Act 2026, providing a ready-made investment opportunity for a purchaser looking to add an income-producing asset to their portfolio.

Investment Highlights
Five self-contained flats
Sold with sitting tenants

Professional tenant profile
Current combined rent: £2,575 PCM
Current annual rental income: £30,900
Clean, well-presented kitchens and bathrooms
Self-managed investment
Established rental income from completion
Property and tenancies stated to comply with current requirements

Rental Yield: The exact gross yield will depend on the asking/purchase price. For example, at a purchase price of £250,000, the £30,900 annual rent would represent a gross yield of approximately 12.36%.

This is an attractive opportunity for investors seeking an established, income-producing property with tenants already in occupation.

## Road Map


## Hybrid Map

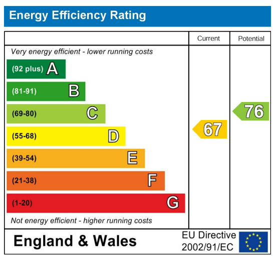

## Terrain Map


## Floor Plan

## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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