



7 Egerton Street

, Middlesbrough, TS1 3LU

No offers £70,000

**** SALE AGREED WITHOUT THE NEED FOR ANY PUBLIC MARKETING - MORE SIMILAR PROPERTIES REQUIRED IN ALL PARTS OF THE TOWN CENTRE / TS1 POSTCODE AREA OF MIDDLESBROUGH. CASH BUYERS WAITING TO PURCHASE SUITABLE PROPERTIES IMMEDIATELY - CONTACT US TO ARRANGE YOUR FREE MARKET APPRAISAL AND DISCUSSION ****

A prime location and ideal layout sets this student / single room let opportunity apart from its competition. Being set at the foot of Egerton Street, a matter of seconds from Southfield Road and less than a ten minute walk to the Universities main campus this will prove attractive to students and will generate an attractive gross yield for any investor. The accommodation in brief comprises of an entrance hall, a downstairs Bedroom, a spacious Lounge, a well presented Kitchen and an equally as well presented Bathroom whilst to the first floor are two doubles. Being sold vacant this allows an incoming buyer to carry out some upgrades and refurbishing to enhance the rental income and desirability further.

- EPC 'D' - 57/82
- UPVC Double Glazing and Gas Combi
- The property is sold with existing furniture and white goods etc etc in place.
- A long serving student property over numerous years
- The university of Teesside set less than 10 minutes walk away

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.



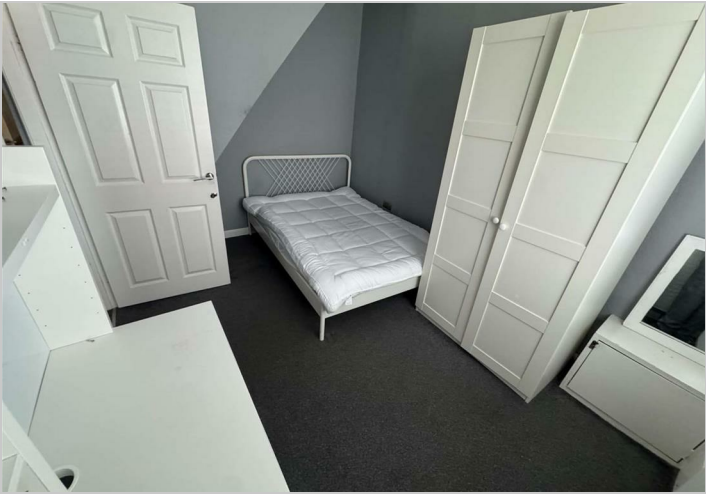
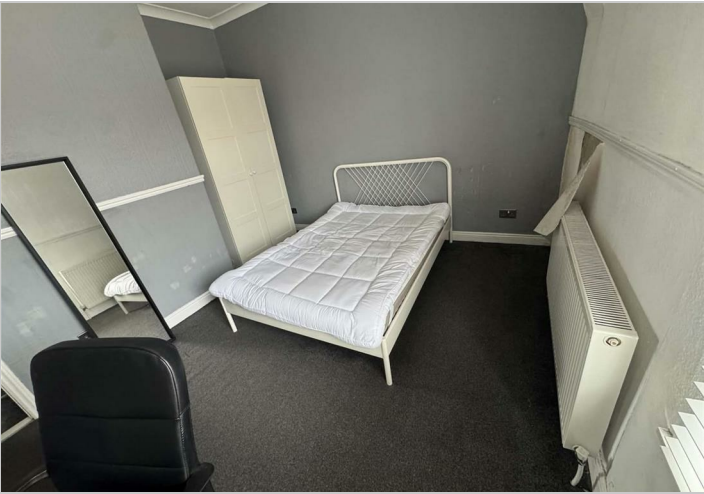
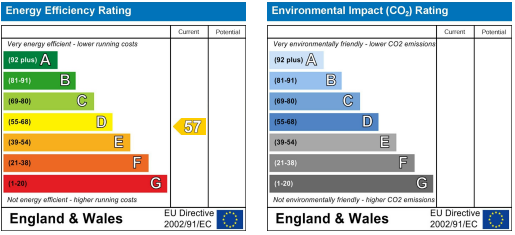
Floor Plan



Area Map



Energy Efficiency Graph



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