



## 13 Darnall Green

, Middlesbrough, TS4 3NN

Offers in excess of £90,000

**\*\* IMMEDIATE RENTAL INCOME OF £700 PCM FROM A TENANT IN SITU \*\***  
 AN IDEAL INVESTMENT PROSPECT BEING SOLD WITH A TENANT IN SITU IN THE HIGHLY POPULAR RESIDENTIAL AREA OF EASTERSIDE (TS4), CLOSE TO THE JAMES COOK HOSPITAL AND PERFECTLY POSITIONED FOR ACCESS INTO MIDDLSBROUGH TOWN CENTRE, THE A174 / A19 / A66 ROADLINKS AMONGST OTHER. THE CURRENT OCCUPIER IS PAYING A RENT OF £700 PCM THUS CREATING A YIELD OF 8.8% AT PRICE EXPECTANCY. THE PROPERTY HAS BEEN IMPROVED AND THEN CARED FOR SO OFFERS WELL PRESENTED ACCOMMODATION WHICH COMPRISES AN ENTRANCE PORCH, A SPACIOUS LOUNGE, A KITCHEN DINER WITH FRENCH DOORS LEADING OUT INTO THE GARDEN WHILST TO THE FIRST FLOOR THERE ARE TWO DOUBLE SIZED BEDROOMS AND A MODERN FAMILY BATHROOM WITH A WHITE SUITE. THERE ARE GARDENS TO BOTH FRONT AND REAR AND THE AVAILABILITY OF 'OFF STREET' PARKING.

Teesside is set to be centre stage for a host of new industries as well as expansion in areas ranging from Net-Zero Carbon capture, wind-turbine manufacture and on-shore power generation.

With hundreds of millions of pounds worth of contracts having been secured recently by local companies, this property is sure to benefit in the years to come.

### 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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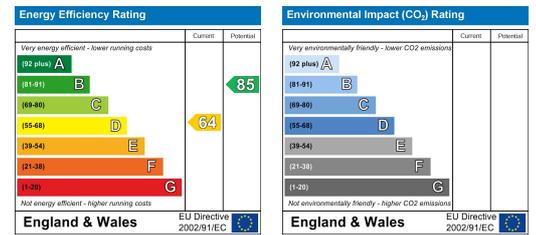
## Floor Plan



## Area Map



## Energy Efficiency Graph



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