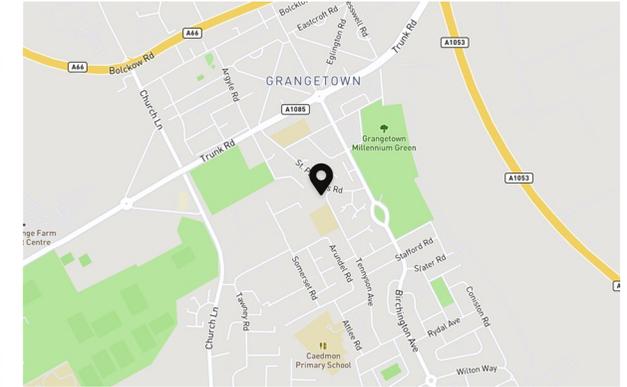




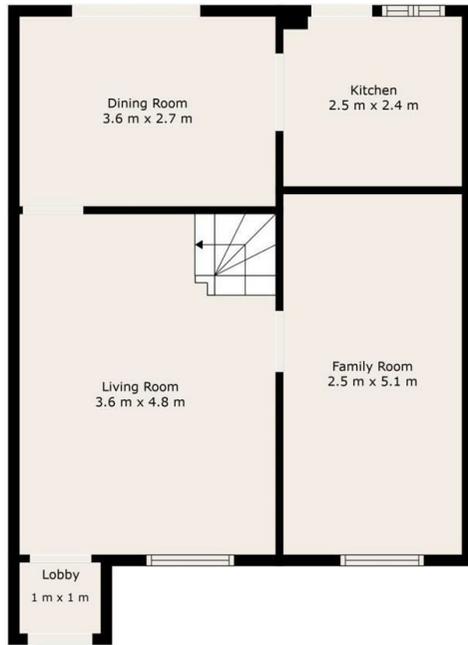
G.R.
Estates
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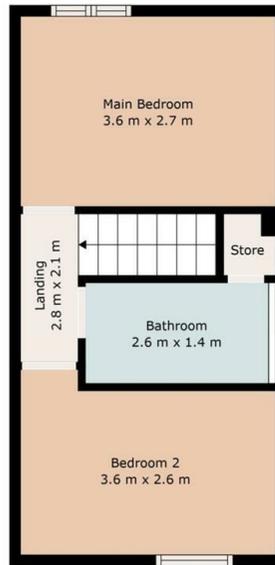
2 Tennyson Avenue, Middlesbrough, TS6 7NU

£95,000

- Sold With A Current Tenant In Situ, Producing An Immediate Rental Income Of £625 PCM
- The Garage Has Been Converted To Create A Useful Third Bedroom On The Ground Floor
- More Photos to Follow Shortly
- Offering A Gross Yield Of Around 8%, This Is A Smart Ready Made Investment Opportunity
- Outside, The Property Benefits From A Driveway To The Front And A Great Size Rear Garden
- Available As A Chain Free Sale, Helping To Keep The Purchase Process Simple And Straightforward
- Well Placed For Families And Tenants Alike, The Home Is Just A Short Walk From St Mark's Primary School



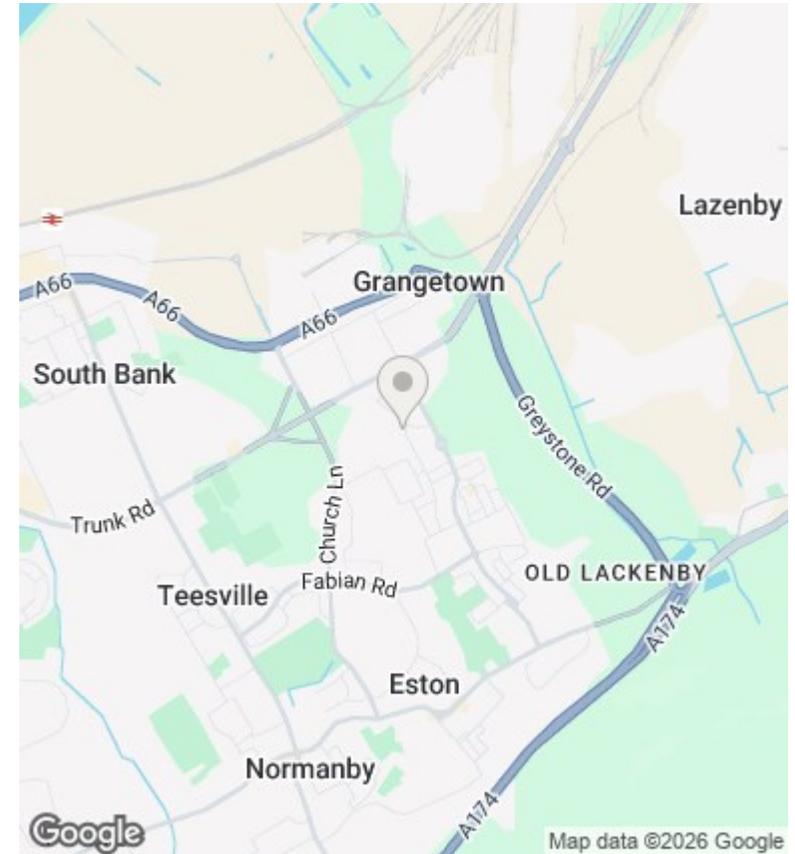
Floor 1



Floor 2

TOTAL: 77 m²
 FLOOR 1: 49 m², FLOOR 2: 28 m²

Measurements Are Deemed Highly Reliable But Not Guaranteed.



Directions

Viewings

Viewings by arrangement only. Call 01642 378022 to make an appointment.

Council Tax Band

A

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	