GowlandWhite

Valley Road, Grove Hill, Middlesbrough, TS4 2RY

Offered for sale with a tenant in situ currently paying £650 per calendar month, this spacious three bedroom end-terraced property presents an excellent opportunity for investors seeking an immediate rental income.

The accommodation briefly comprises an entrance hall leading to a fitted kitchen/dining room, which provides access to a useful ground floor WC and a door opening onto the rear garden. The property also benefits from a generous lounge, offering comfortable living space.

To the first floor are three double bedrooms together with a family bathroom fitted with a white suite and shower over the bath.

Externally, the property enjoys lawned gardens to both the front and rear, providing outdoor space.
Further benefits include double glazing throughout and gas central heating.

Conveniently situated close to a range of local schools, shops and everyday amenities, the property is also within easy reach of James Cook University Hospital, making it an attractive rental prospect.

An ideal addition to any buy-to-let portfolio, early viewing is recommended.

£90,000

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HALL
uPVC double glazed window, laminate flooring, smoke alarm.

LOUNGE
13'11" x 11'8" (4.24 x 3.56)
uPVC double glazed window to front aspect, electric pebble fire in cream surround, radiator.

KITCHEN/DINER
19'3" x 13'1" (5.87 x 3.99 (5.86 x 3.98))
Fitted with a good range of base and wall units with granite effect work surfaces incorporating 1 1/2 bowl stainless steel sink unit. Free standing electric oven and hob, space for fridge freezer, plumbing for washing machine. Tiled splashbacks. New boiler, uPVC double glazed windows to front and rear.

DOWNSTAIRS WC
Low level WC, with laminate flooring and uPVC double glazed window.

LANDING
Access to loft, uPVC double glazed window, smoke alarm and radiator.

BEDROOM 1
11'9" x 13'5" (3.58 x 4.09)
Carpeted with radiator and uPVC double glazed window.

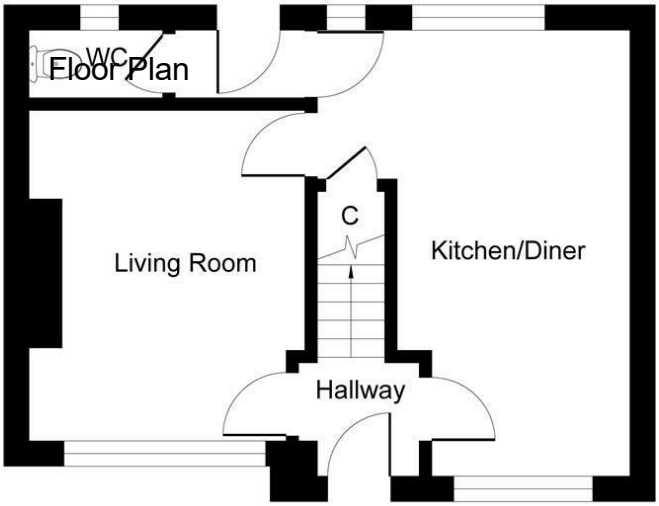
BEDROOM 2
11'8" x 8'9" (3.56 x 2.67 (3.55 x 2.66))
Carpeted with radiator and uPVC double glazed window.

BEDROOM 3
8'6" x 8'0" (2.59 x 2.44)
Carpeted with radiator and uPVC double glazed window.

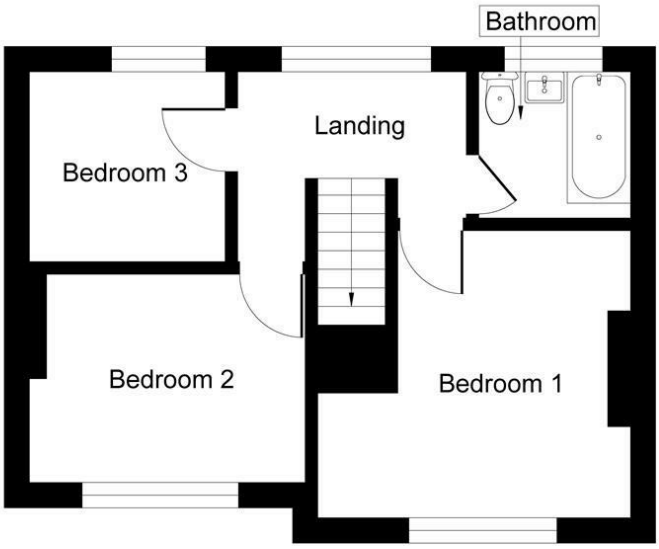
BATHROOM
Fitted with a white suite comprising pedestal wash hand basin, low level WC, bath with new Triton electric shower over. uPVC double glazed window to rear.

AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

Tel: 01642 248248



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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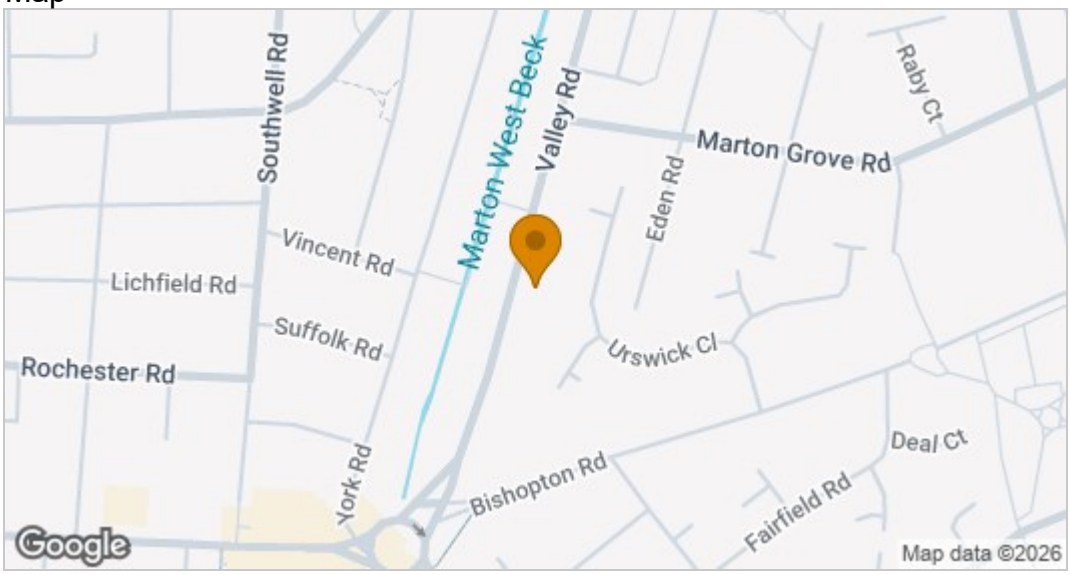
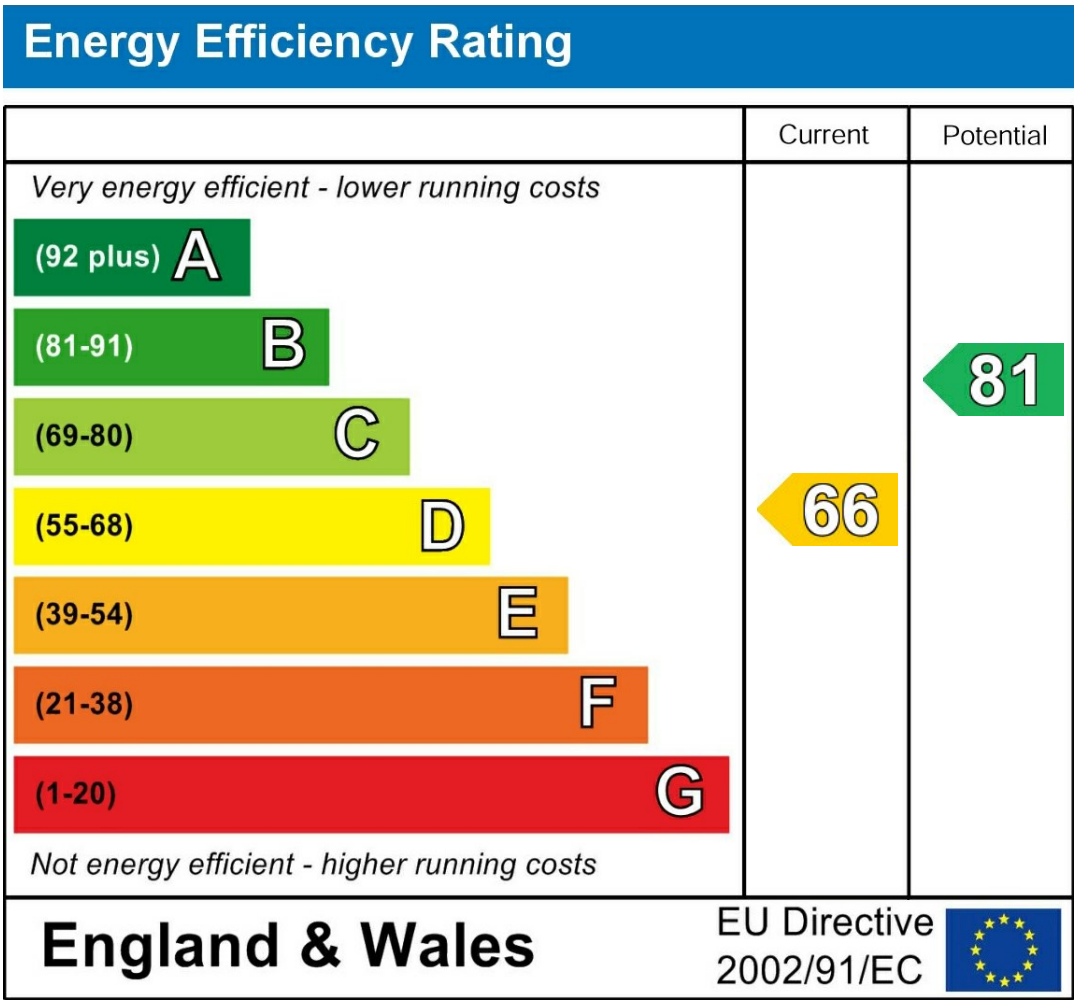
Map



EPC graph



VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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