PROGRESSION PROPERTY

5 Cranfield Avenue

, Middlesbrough, TS3 9DL

Asking price £75,000

** A FULLY MODERNISED PROPERTY NOW GENERATING A GROSS YIELD OF OVER 10% AT ASKING PRICE ** A RECENTLY REFURBISHED AND MUCH IMPROVED TWO BEDROOM MID TERRACED PROPERTY WHICH IS SET WITHIN THE POPULAR 'BRAMBLES FARM' WITHIN MIDDLESBROUGH' TS3 POSTCODE AREA, CLOSE TO CARGO FLEET LANE, THE TRUNK ROAD AND THE A19 / A66 ROADLINKS. THE PROPERTY IS CURRENTLY LET TO A WORKING TENANT WHO IS PAYING £650PCM. HAVING BEEN MUCH UPGRADED THROUGHOUT THE PROPERTIES ACCOMMODATION BRIEFLY COMPRISES OF AN ENTRANCE HALL, A SPACIOUS LOUNGE, AND A KITCHEN DINER TO THE GROUNDFLOOR WHILST THERE ARE TWO DOIBE BEDROOMS AND A FAMILY BATHROOM TO THE FIRST FLOOR. EXTERNALLY THE PROPERTY IS EQUALLY AS ATTRACTIVE HAVING A FENCE ENCLOSED FRONT GARDEN AND A WELL SIZED REAR GARDEN WITH GARAGE. BRAMBLES FARM IS A PARTICULARLY STRONG 'BUY-TO-LET' AREA WITH A READY DEMAND FROM WORKING TENANTS INCLUDING FAMILIES AND COUPLES WHO ARE DRAWN TO THE CONVENIENT COMMUTER LOCATION, LOCAL SCHOOL AND SHOPS AND AMENITIES.

- FORMER EPC RATING ' 'D' - 67 / 84. New EPC booked in week starting 5th October 2026
- Renewed Gas Combi Boiler ('IDEAL' INDEPENDANT COMBI C30)
- Renewed Roof
- UPVC Double Glazing Throughout
- Modern White Three Piece Bathroom Suite
- Renewed Kitchen With Integrated Appliances Inc. A Gas Hob and Double Electric Oven
- ** A WALK AROUND VIDEO IS AVAILABLE ON REQUEST **

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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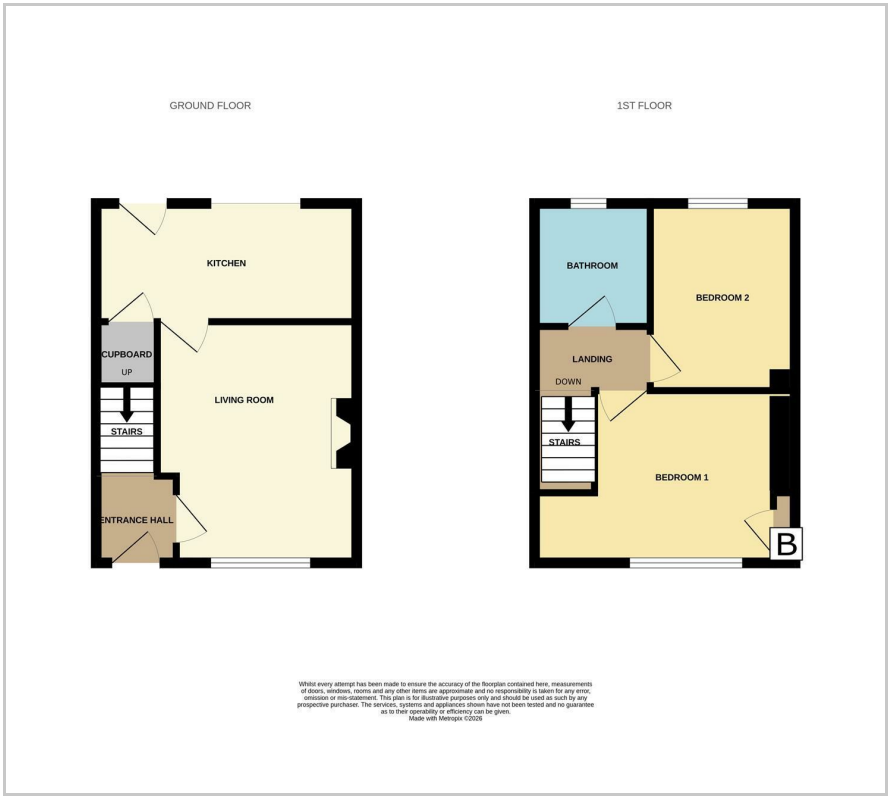
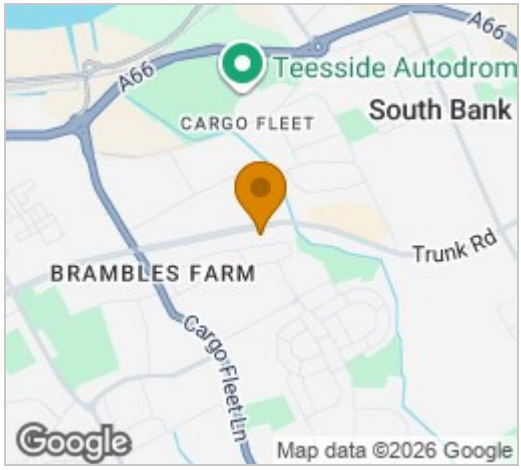
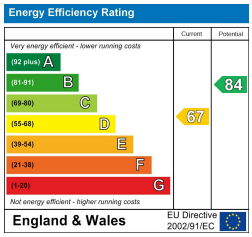
Floor Plan

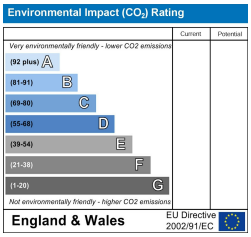


Area Map



Energy Efficiency Graph





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329 Linthorpe Road, Middlesbrough, TS5 6AA
Tel: 01642 063352 Email: info@progression-lettings.co.uk https://www.progression-property.co.uk