PROGRESSION PROPERTY



18 Stainton Street

, Middlesbrough, TS3 6QF

Offers in the region of £70,000

** A CLOSE TO 8% YIELD AT ASKING PRICE WITH SCOPE FOR INCREASE IN THE LONGTERM UP TO IN EXCESS OF 10% **
A WELL SIZED TERRACED PROPERTY SET WITHIN THIS WELL THOUGHT OF PART OF NORTH ORMESBY, SET CLOSE TO LONGLANDS ROAD.
THE PROPERTY HAS ACCOMMODATION SET OVER 3 STOREYS, BRIEFLY COMPRISING AN ENTRANCE HALL, TWO RECEPTION ROOMS, A LENGTHY KITCHEN, LOBBY, AND A DOWNSTAIRS SHOWER ROOM / WETROOM, WITH TWO DOUBLE BEDROOMS TO THE FIRST FLOOR AND A FURTHER LOFT ROOM ACCESSED VIA AN ORIGINAL FIXED STAIRSCASE FROM THE REAR BEDROOM.
THE PROPERTY IS SOLD WITH A LONGSTANDING TENANT IN PLACE WHO HAS BEEN IN SITU FOR AROUND 30 YEARS.
THE RENTAL INCOME IS CURRENTLY £450 WHICH WHILST BEING A NOTICEABLE DISTANCE AWAY FROM THE RENTAL MARKET VALUE THE TENANT TAKES CARE OF THE PROPERTY AND HAS CREATED NO ISSUES WHATSOEVER FOR THE CURRENT OWNER.
THE PROEPRTY IS DOUBLE GLAZED THROUGHOUT, HAS A GAS COMBI BOILER, MODERN DECORATION TO THE GROUNDFLOOR AND A MODERN SHOWER ROOM WITH WALK IN SHOWER AREA.
AN IDEAL STEADY INVESTMENT FOR A HANDS OFF LANDLORD

- EPC RATING - 'D' - 63/77
- A MODERN INTERIOR HAVING JUST BEEN UPDATED AND REFRESHED RECENTLY.
- NEW TILING WITHIN THE SHOWER ROOM
- A NEW FLAT ROOF HAS BEEN INSTALLED AT A COST OF £2000 IN APRIL 2026
- UPVC DOUBLE GLAZING THROUGHOUT
- A MODERN 'WORCESTER' GAS COMBI BOILER
- MARKET RENT LEVEL £600 +

Viewing

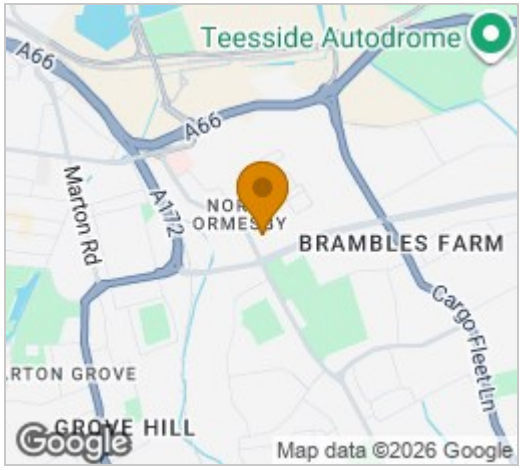
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.

3 1 2 D

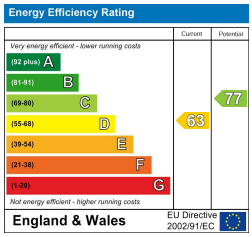
Floor Plan

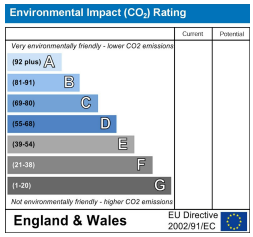


Area Map

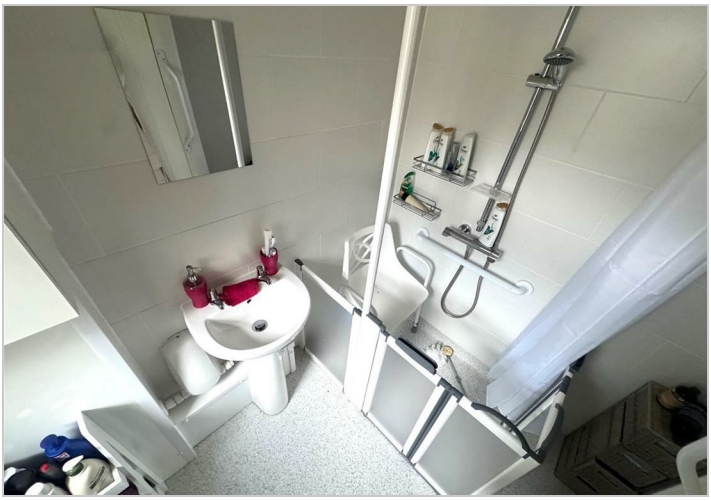


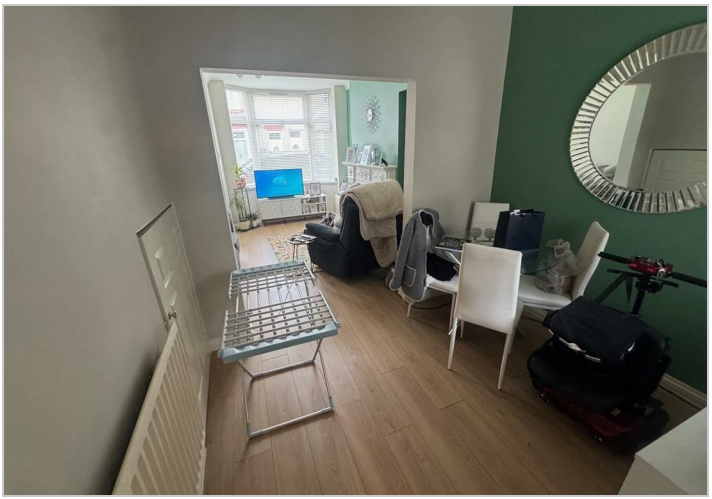
Energy Efficiency Graph

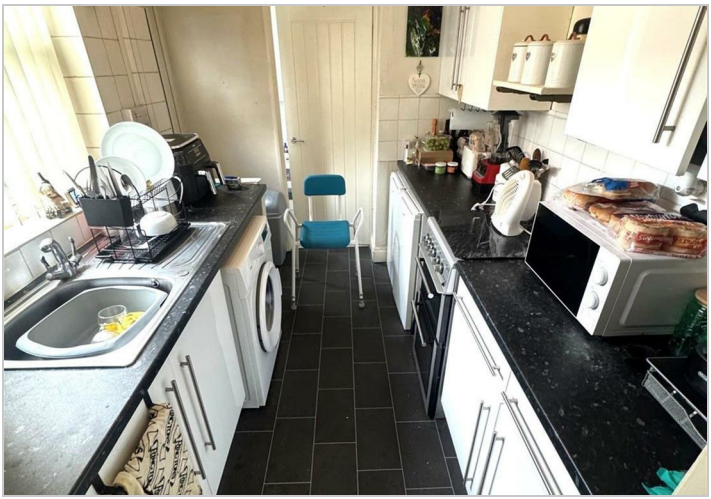












These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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