

123 Gresham Road
Middlesbrough, TS1 4LS

Asking Price £80,000

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- Tenure: Freehold
- Vacant Possession and Chain Free
- No Maintenance, No Management, No Voids
- Buyers Fee: £5,500 + VAT (includes property acquisition and lease arrangement via Horizon Property Group)
- EPC Rating C
- Large 3 Bedroom Terraced Property - Potential To Convert to 2 Self-Contained Flats
- Guaranteed Annual Income of £13,200
- Council Tax Band A
- Projected Social Housing Income of £1,100PCM
- All Set Up and Managed By Horizon Portfolio Building

Investment Overview

An excellent investment opportunity in the heart of Middlesbrough's popular Newport Ward, just moments from Teesside University and the town centre. This large three-bedroom terraced house offers exceptional potential for conversion and strong long-term rental yields.

The property is available vacant and freehold, ready for refurbishment. Horizon Property Group can deliver a full conversion and refurbishment package to create two self-contained flats — ideal for social housing.

Social Housing Investment Option

Through Horizon Property Group, this property can be converted and leased under a Social Housing FRI Lease—a fully managed, hands-off investment offering secure income and no maintenance or management costs.

Projected Rental Income:

£1,100 PCM (via Social Housing FRI Lease)

Equivalent to £13,200 per annum guaranteed

No voids, no maintenance, no management fees

Next Steps

All interested investors must submit:

Proof of ID

Proof of Funds

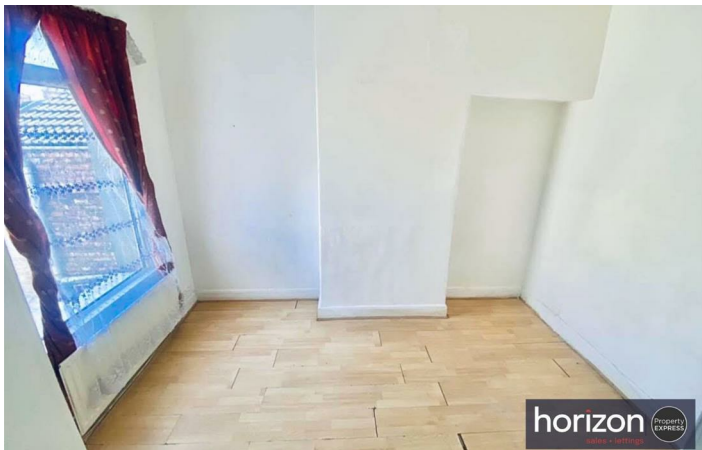
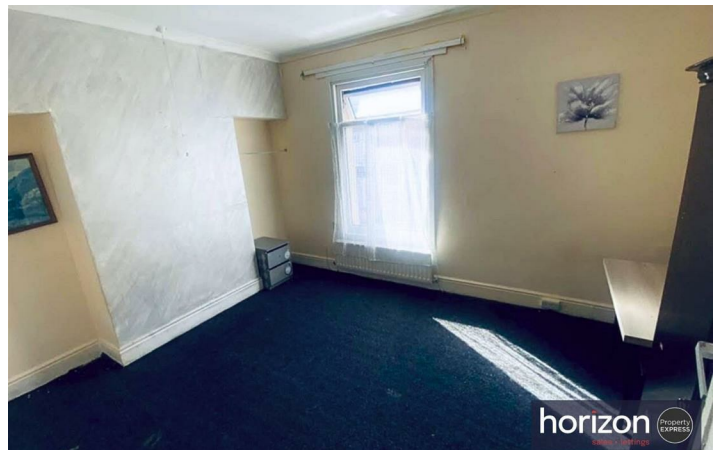
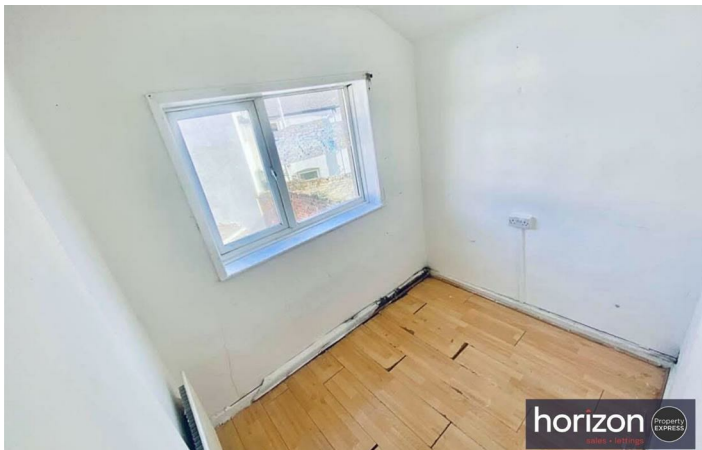
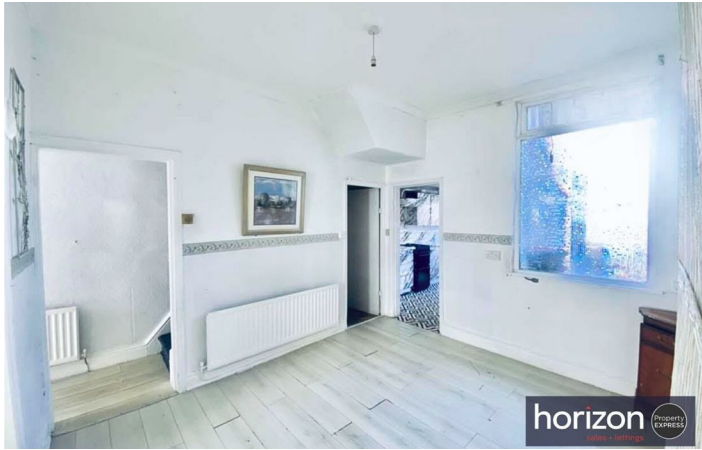
These are required prior to viewings or offer submissions.

For further details, refurbishment packages, or to discuss the Social Housing Lease option, contact Horizon Property Group today.

Buyers Fee: £5,500+VAT (covers property acquisition & social lease arrangement)



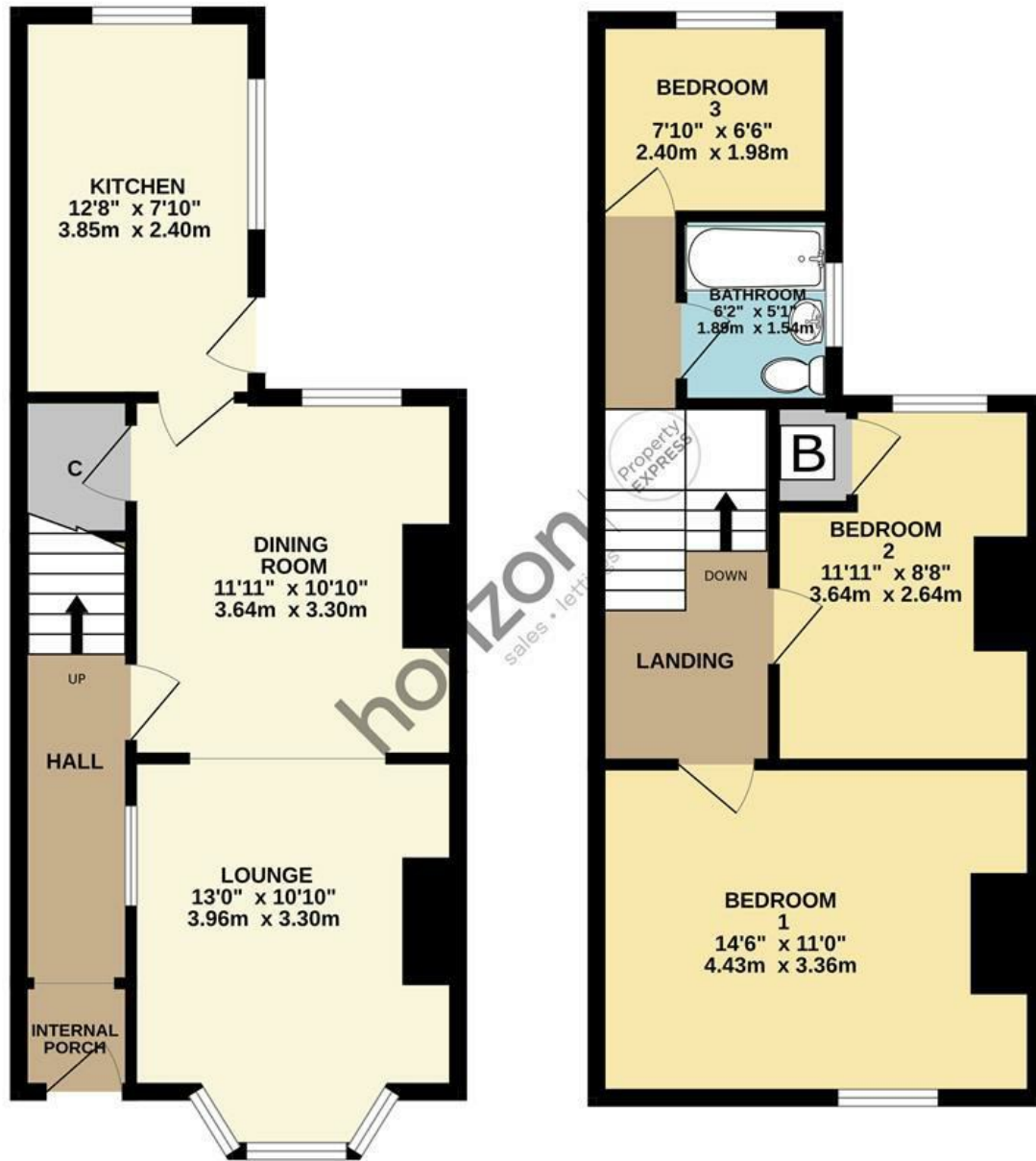
[Directions](#)



Floor Plan

GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.

1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (78.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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57 Gilkes Street, Middlesbrough, TS1 5EL
Tel: 01642 989679 Email: contact@horizonsaleslettings.co.uk <https://www.horizonsaleslettings.co.uk/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	82
England & Wales	EU Directive 2002/91/EC	