



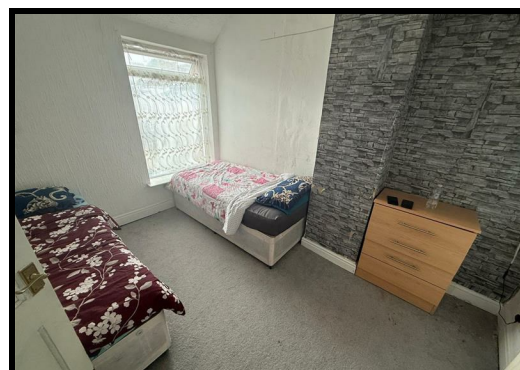
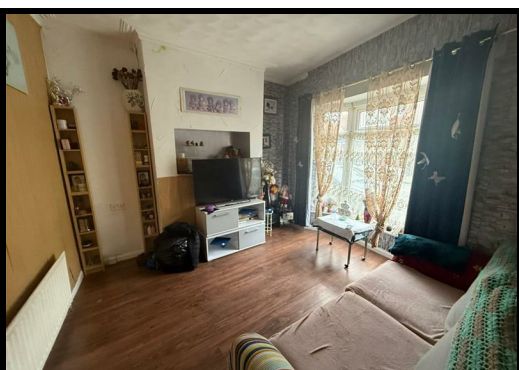
8 Gresham Road, Middlesbrough

Asking Price £65,000

Nestled on Gresham Road in the vibrant town of Middlesbrough, this two bedroom mid terraced period property presents a remarkable investment opportunity for discerning buyers. The property boasts a well-thought-out layout that maximises space and comfort and in brief is comprised of an entrance hallway, living room, dining room, kitchen, two double bedrooms and a bathroom.

Currently let out for £650.00 per calendar month, this residence offers excellent rental yields, making it an attractive prospect for both seasoned investors and those new to the property market. The location is ideal, providing easy access to local amenities, transport links, and the lively atmosphere that Middlesbrough has to offer.

This property not only serves as a sound financial investment but also as a welcoming home, perfect for tenants seeking a comfortable living environment. With its appealing rental income and potential for future growth, this house on Gresham Road is a prime choice for anyone looking to expand their property portfolio. Don't miss the chance to secure this outstanding opportunity in a thriving area.



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General Remarks

A superb opportunity has arisen to acquire a two bedroom mid terraced period property occupying a most pleasing position on Gresham Road in Middlesbrough. Sold with tenant in situ with a current rental income of £650 per calendar month in our opinion the property would make an ideal investment opportunity giving fantastic rental yields.

Gas fired central heating

UPVC double glazed windows throughout

Council Tax Band A

We recommend viewings at the earliest opportunity to avoid disappointment

Location

The property is located on Gresham Road and is conveniently situated within walking distance of some good primary schooling, local shops and bus routes, Teesside University Campus and town centre making it a good location for young couples and families alike.

Entrance Hallway

The property is entered through a UPVC double glazed door leading into an entrance hallway. The hallway is warmed by a central heating radiator and benefits from laminated flooring.

Living Room

10'8" x 10'3"

The living room is situated to the front elevation of the property and offers an abundance of natural light. Warmed by a central heating radiator and benefiting from a UPVC double glazed bay window.

Dining Room

12'3" x 8'2"

The dining room is warmed by a central heating radiator and benefits from a UPVC double glazed window.

Kitchen

10'3" x 9'10"

The kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from a UPVC double glazed window and plumbing for an automatic washing machine.

Bedroom One

13'9" x 10'9"

With a UPVC double glazed window overlooking the front elevation of the property a double bedroom warmed by a central heating radiator.

Bedroom Two

11'11" x 9'4"

Situated to the rear elevation of the property a further double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window.

Bathroom

9'10" x 10'6"

The bathroom has vinyl flooring, a UPVC double glazed window and it fitted with a suite comprising of a panelled bath, a wash hand basin and a low level WC

Externally

Externally there is an enclosed rear yard.

