





29 Montrose Street, Middlesbrough, TS1 2HU

£80,000













Offered for sale with a sitting tenant in situ, this well-presented two-bedroom property in the heart of TS1, Middlesbrough, presents an excellent opportunity for investors looking for immediate rental income.

 $Currently \ generating \ \pounds 750 \ per \ calendar \ month, \ the \ property \ offers \ a \ strong \ gross \ yield, \ making \ it \ an \ ideal \ addition \ to \ a \ buy-to-let \ portfolio.$

The accommodation briefly comprises:

Spacious lounge/ Dining Area

Modern fitted kitchen

- INVESTMENT OPPORTUNITY
- TURN KEY INVESTMENT
- TO BE SOLD WITH TENANT IN HIGH YEILD SITU
- FULLY FURNISHED
- Close to Teesside university and local amenities





