

90 Essex Street
Middlesbrough, TS1 4PU

Asking Price £60,000

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- ****TO BE SOLD WITH TENANT IN-SITU****
- Three Bedrooms
- Rental Income of £400PCM
- Buyer's Premium Fee: £2500 + VAT
- Lounge Through Diner
- Perfectly Suited For an Investor
- Managed By Horizon Sales & Lettings
- Fitted Kitchen
- No Onward Chain
- All Legal Documents held: EICR, CP12, EPC

An excellent buy-to-let investment opportunity located in the heart of central Middlesbrough (TS1), offering immediate rental income and strong long-term demand. This well-presented three-bedroom mid-terrace property is ideally positioned close to local amenities, transport links and the town centre, making it consistently attractive to tenants.

The property is currently achieving £500 PCM. The property is professionally managed by Horizon, providing a hassle-free, hands-off investment for the incoming owner.

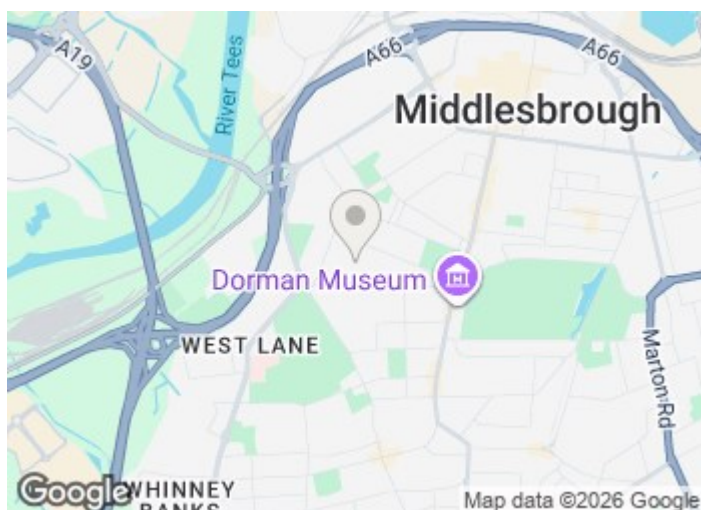
All required compliance documentation is already in place, including:

- EICR
- EPC
- CP12 (Gas Safety Certificate)

The accommodation briefly comprises an entrance hallway, a bay-fronted lounge flowing through to a dining area, a fitted kitchen with a range of wall and base units, and a ground-floor bathroom. To the first floor are three well-proportioned bedrooms. Externally, the property benefits from a low-maintenance rear courtyard.

With no onward chain, established management, compliant certification and rental income from day one, this property represents a solid, ready-made investment in a high-demand rental location.

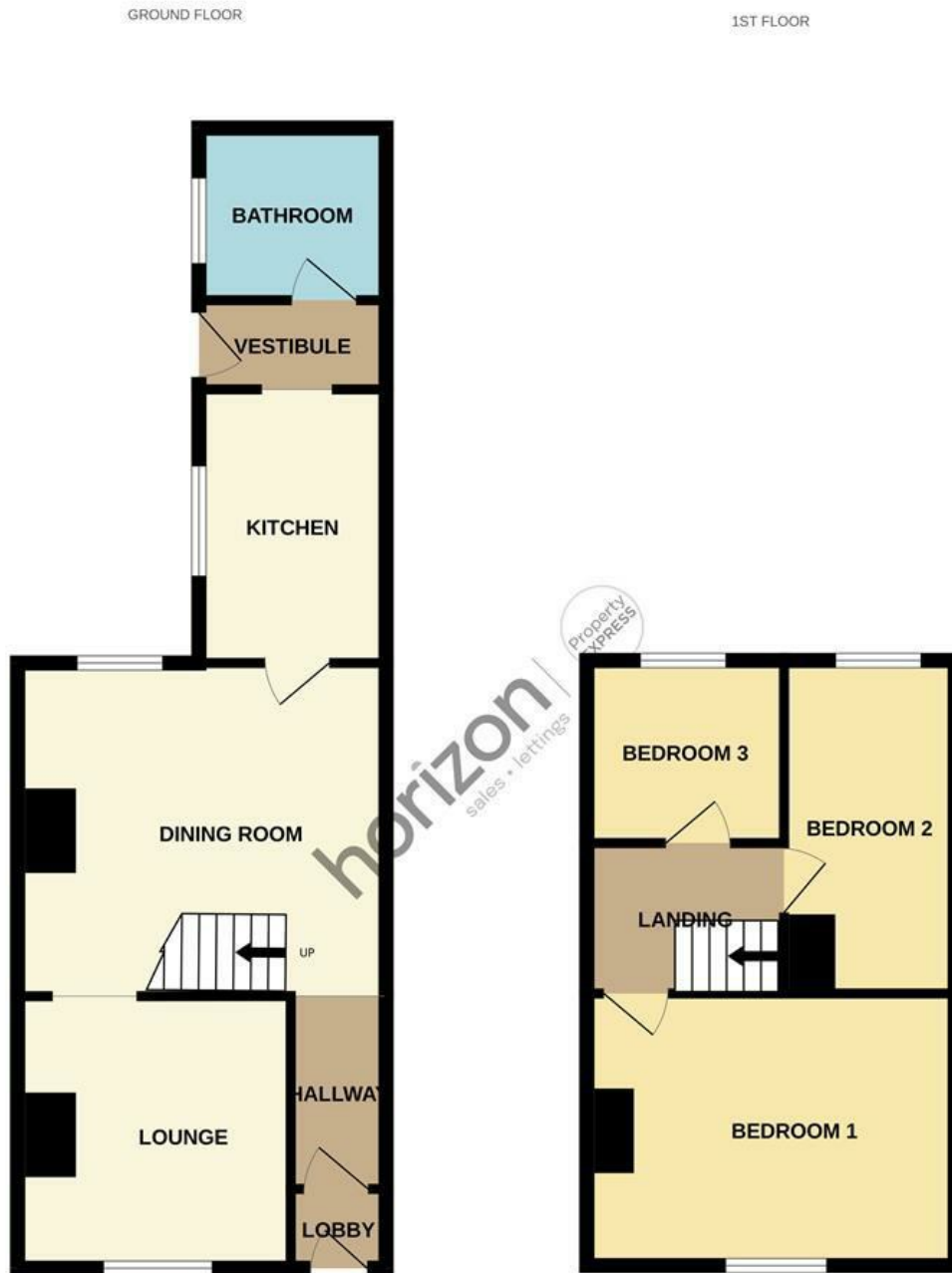
Buyers Premium Fee applicable: £4000+VAT



[Directions](#)



Floor Plan



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	