

## 10 Pilkington Street , Middlesbrough, TS3 6JN

**\*\*SELLING WITH TENANT IN-SITU\*\***

This well-presented two-bedroom property located on Pilkington Street, TS3, offers an excellent investment opportunity with a high rental yield. Currently tenanted, the property is achieving a steady rental income of £575 per calendar month, making it an ideal choice for both seasoned investors and those looking to expand their property portfolio.

The home is situated in a high demand rental area, benefiting from easy access to local amenities, transport links, and schools. The property features a spacious open plan living/dining area, a well-equipped kitchen, and two generously sized bedrooms, making it a comfortable living space throughout.

With its strong rental income and potential for long-term growth, this property is a fantastic opportunity to secure a high-yield investment in a popular and thriving area.

Buyer's Premium Fees Apply

Ground Floor

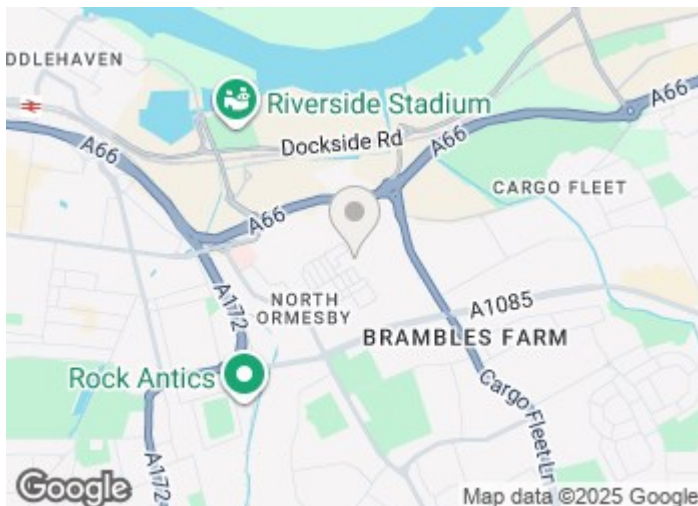
**Asking Price £65,000**

# 10 Pilkington Street

, Middlesbrough, TS3 6JN



- \*\*SELLING WITH TENANT IN-SITU\*\*
- Two Spacious & Well Proportioned Bedrooms
- Rental Yield: 10.6+%
- Buyer's Premium Fees Apply
- Open Plan Lounge/Dining Area
- Turnkey Investment
- Cash Flowing From Day One!
- Fitted Kitchen
- Rental Income: £575PCM
- Well-Presented Throughout



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		62	88
(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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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