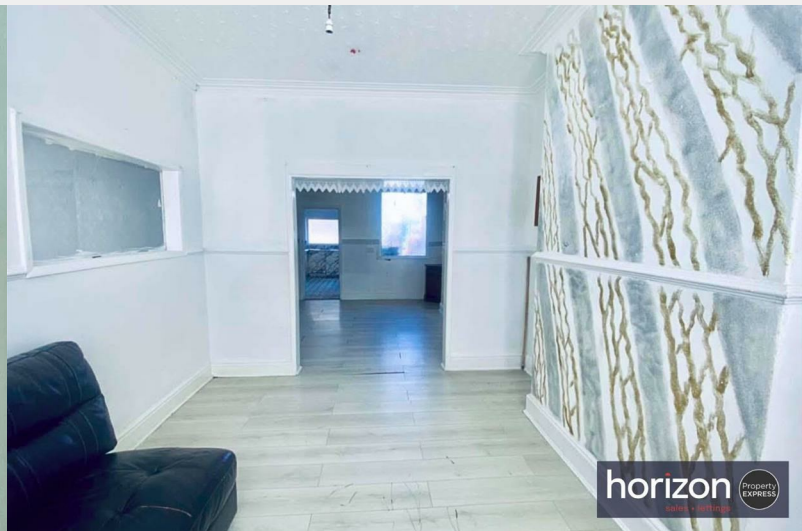
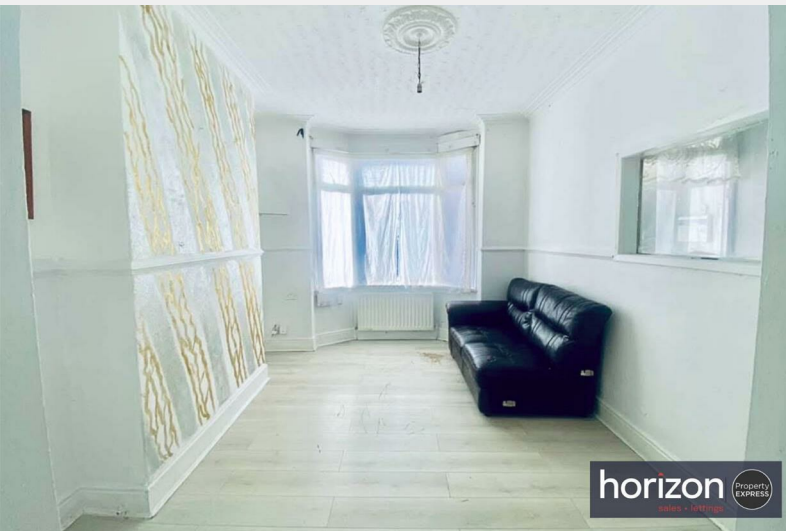




Gresham Road

Middlesbrough, TS1 4LS

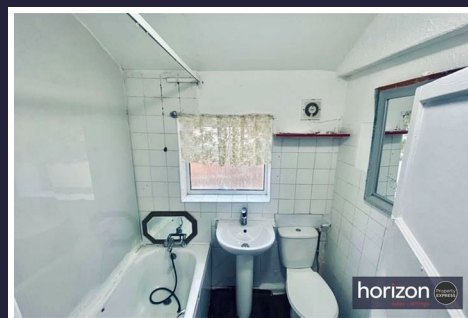
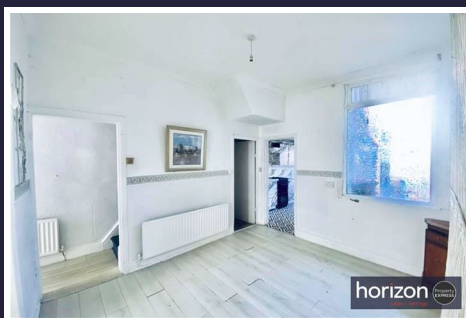
Asking Price £87,995



123 Gresham Road

Middlesbrough, TS1 4LS

Asking Price £87,995



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:

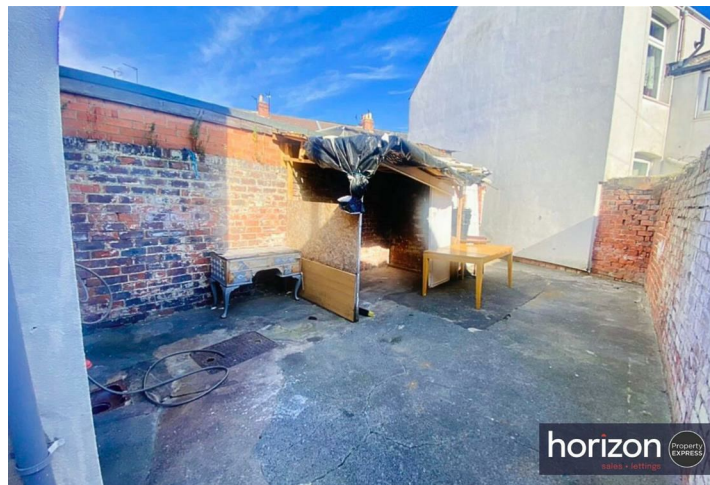
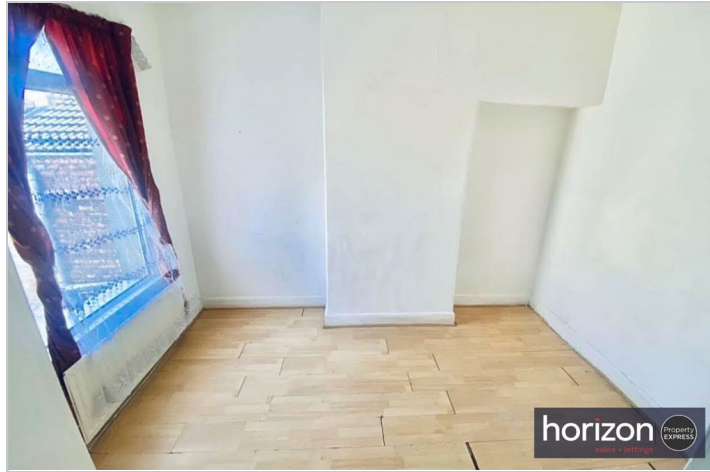
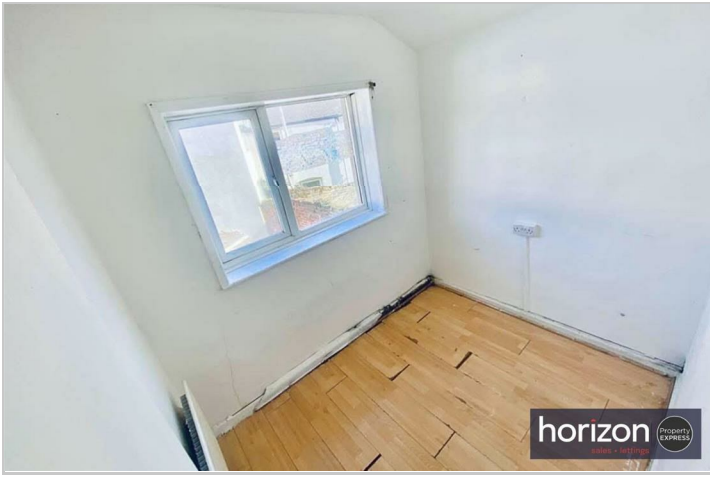
Proof of ID

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)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	72	England & Wales	EU Directive 2002/91/EC	82

Interested in securing this bespoke Social investment opportunity?

Speak to our Investor Relations Manager today.

Charlotte Young

M: 07596 544300

E: charlotte@horizonsaleslettings.co.uk

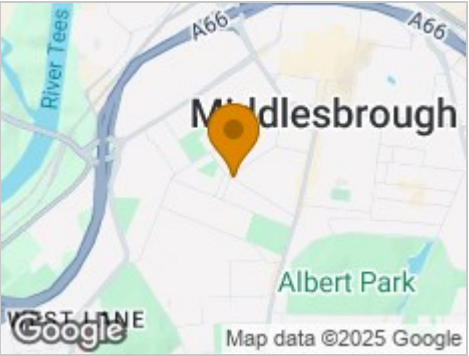
Road Map



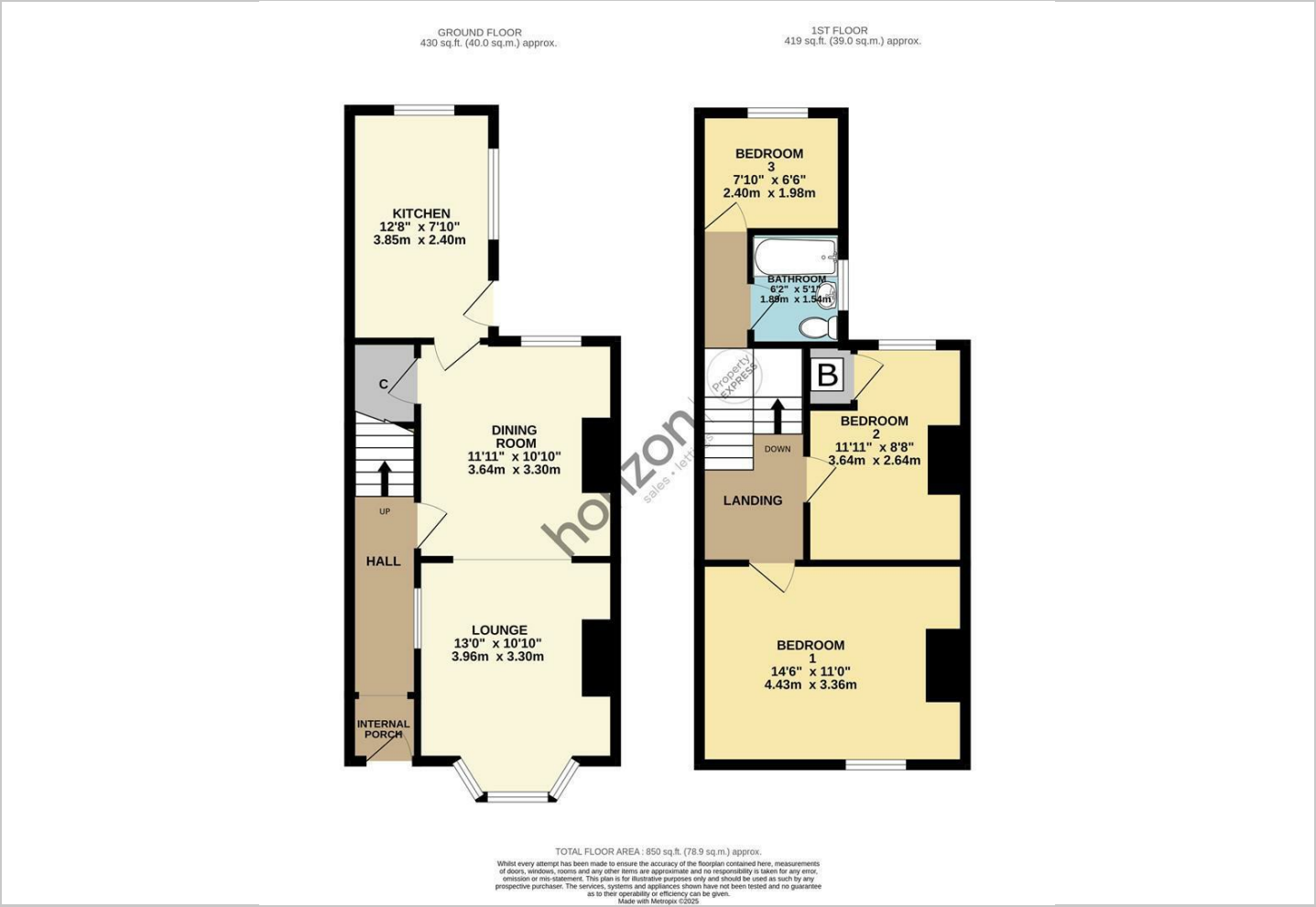
Hybrid Map



Terrain Map



Current Floor Plan



Viewing

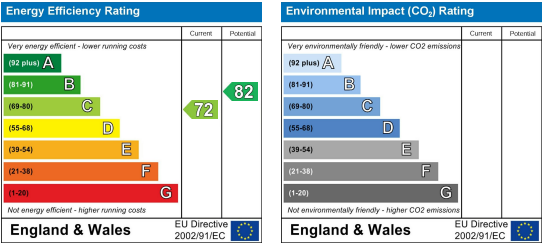
All interested investors must submit:

- 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.

All buyers are subject to the Buyers Premium Fee of £5,500+VAT

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.