



45 West Terrace
Middlesbrough, TS3 6HH

Asking Price £70,000

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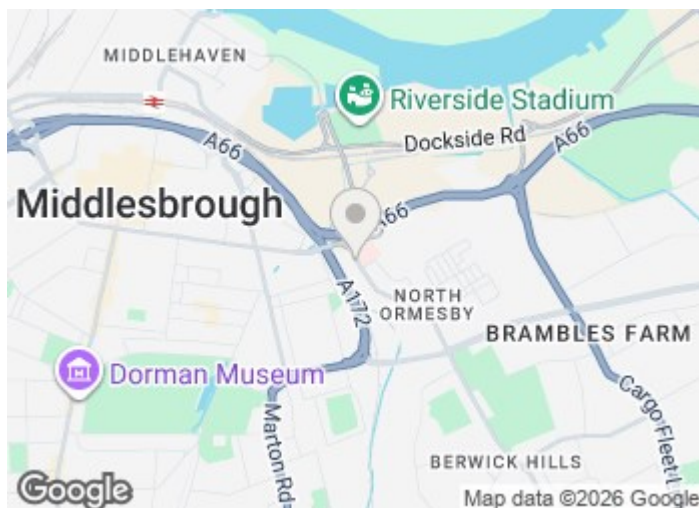
- Buy to let investment opportunity
- Recent EICR & CP12
- Three Bedrooms
- Buyers fees apply
- To be sold with a long term sitting tenant in place
- EPC Rating D
- Mid-Terrace
- Currently paying £595pcm
- Council tax band A
- Close to an array of local amenities

A three-bedroom mid-terraced property offered for sale with a long-term sitting tenant in situ, currently generating a rental income of £595.00 per calendar month. This represents an excellent opportunity for investors seeking a ready-made investment with immediate income from day one.

The property is located on West Terrace in Middlesbrough, a popular residential area close to the town centre and offering easy access to a wide range of local amenities and the A66, making it a consistently attractive location for tenants.

The accommodation briefly comprises a entrance hallway, living room, dining room kitchen, three bedrooms, and a family bathroom. The property benefits from double glazing and gas central heating.

Please note the property is priced to reflect its current condition and would benefit from a programme of updating, presenting an opportunity to enhance value over time. With a long-standing tenant already in place and strong rental potential, this is an ideal addition to any investment portfolio.



[Directions](#)



Floor Plan



TOTAL FLOOR AREA: 1027 sq.ft. (95.4 sq.m.) approx.

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		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		