

## 6 Benedict Street Middlesbrough, TS3 6DT

An excellent investment opportunity in a well-connected Middlesbrough location, this spacious terraced property on Benedict Street offers flexible accommodation across three floors and is available vacant with no onward chain. With strong rental potential and close proximity to Teesside University, local amenities and Middlesbrough Town Centre, this property is perfectly suited to investors looking to expand their portfolio.

**Asking Price £62,500**

# 6 Benedict Street

Middlesbrough, TS3 6DT



- 2 Bedroom Freehold Terraced Property With Loft Room
- Discounted Tenant Find through Horizon Sales & Lettings
- Short Walk To Local Shops, Amenities and Public Transport Links
- Buyers Premium Fee Applicable
- Chain Free and Vacant Possession
- Projected Rental Yield of 10.5%+
- On Street Parking and Private Yard to Rear
- Ideal Investment Opportunity | Fit for BTL Investors and Social Housing
- Close to Middlesbrough Town Centre, Teesside University and Schooling
- Horizon Can Assist with Refurbishment and Letting Services

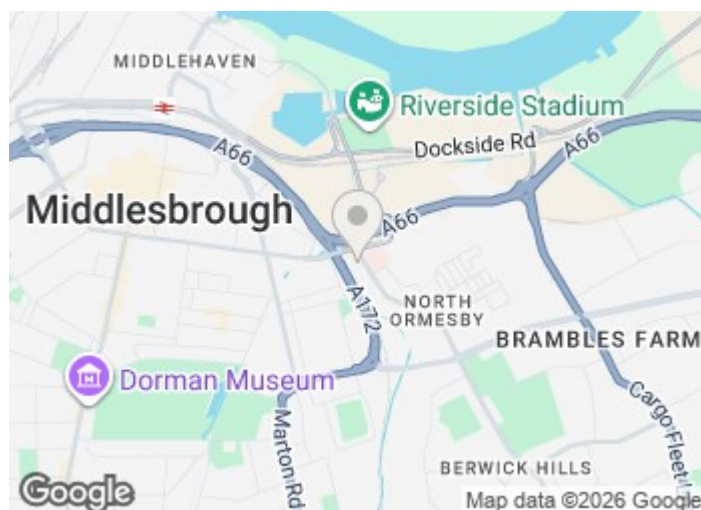
Horizon Sales & Lettings present to the market this terraced 2-bedroom property situated in North Ormesby, Middlesbrough.

The property is to be sold vacant and free of chain.

The property briefly comprises of a reception room, dining room and kitchen to the rear, followed by a spacious bathroom fitted with a 3-piece suite, and externally is a yard leading to the shared, gated alley-way. Up the stairs is two double bedrooms - one of which has a door leading up to stairs to the 2nd floor where there is a further room in the loft with heating, electrics and a skylight.

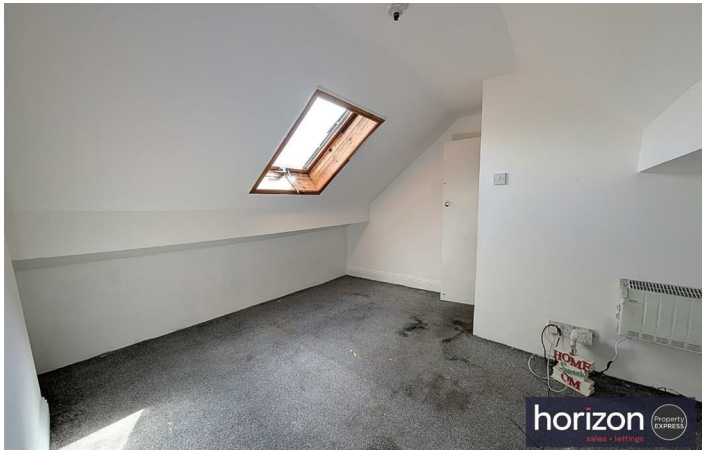
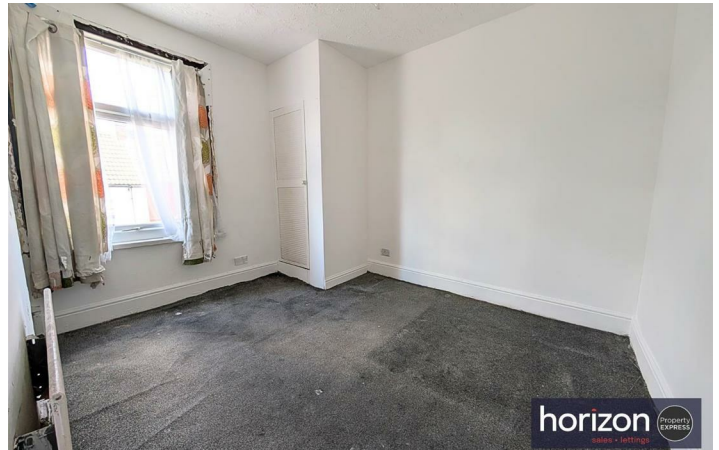
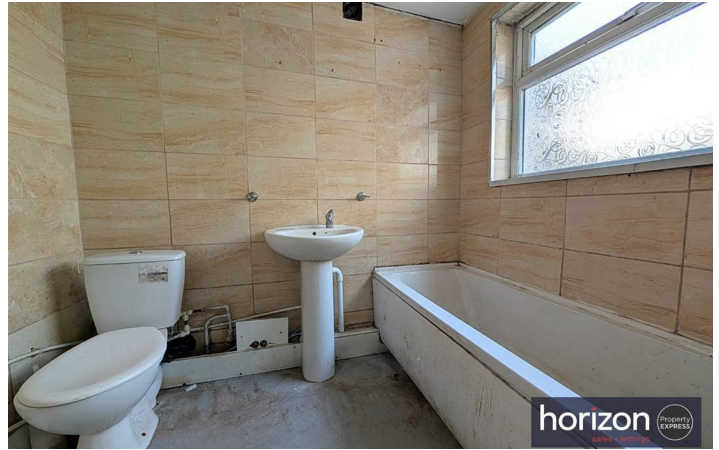
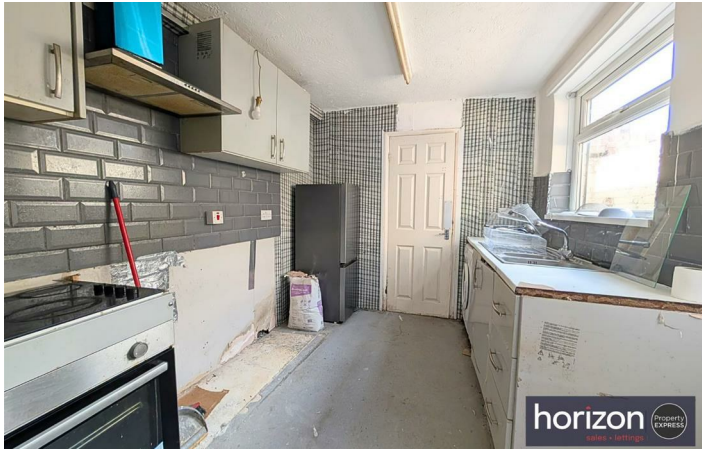
Benedict Street is just a short walk to local shops and amenities, and is close to public transport links, Teesside University and Middlesbrough Town Centre. This property is an excellent opportunity to expand a growing portfolio for any investor, Horizon can also offer further services such as full lettings management and property services if required.

Buyers Premium Fee Applicable



Offering generous living space, two double bedrooms plus an additional loft room, and excellent access to transport links and local facilities, this property presents fantastic potential for both seasoned and first-time investors alike. Early viewing is highly recommended to appreciate the accommodation on offer. Buyers Premium Fee Applicable.

[Directions](#)



# Floor Plan



horizon sales lettings

TOTAL FLOOR AREA : 998 sq.ft. (92.7 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	