



39 Macbean Street
Middlesbrough, TS3 6PP

Asking Price £45,000

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- 3 Bedroom Freehold Terraced House
- Suitable for Buy to Let and Social/Supported Housing - Speak to our team!
- Ground Floor Bathroom | On-Street Parking
- Buyers Premium Fee Applies
- Cosmetic Renovation Required - Excellent Potential to Add Value
- Projected Yield: 10.5% | Projected Return on Capital: 21.69%
- Valid EICR and CP12
- Ideal BRRR Investment Opportunity
- Available with £650 NET Income PCM as Social/Supported Accommodation Lease - Guaranteed Income
- Newly Fitted Boiler

A fantastic opportunity to acquire a freehold, three-bedroom terraced property in Middlesbrough, offering spacious accommodation and excellent potential for a buyer looking to put their own finishing touches to a home or add value. The property benefits from a particularly appealing outlook, overlooking the nearby park and open fields, providing a pleasant sense of space to the front.

The ground floor comprises an open-plan living and reception area, providing a versatile space that could be arranged to suit a variety of lifestyles. To the rear is the kitchen, followed further to the back of the property by the bathroom. There is also useful under-stair storage.

Upstairs, the property offers three bedrooms, making it suitable for families, first-time buyers or investors.

Externally, the property benefits from a private rear yard, while parking is available via on-street parking.

Important Information

The property has previously experienced a structural issue, which has since been addressed and the required structural repair has been completed. The property is now ready for the next stage of works, with cosmetic renovation and modernisation required to bring it up to its full potential.

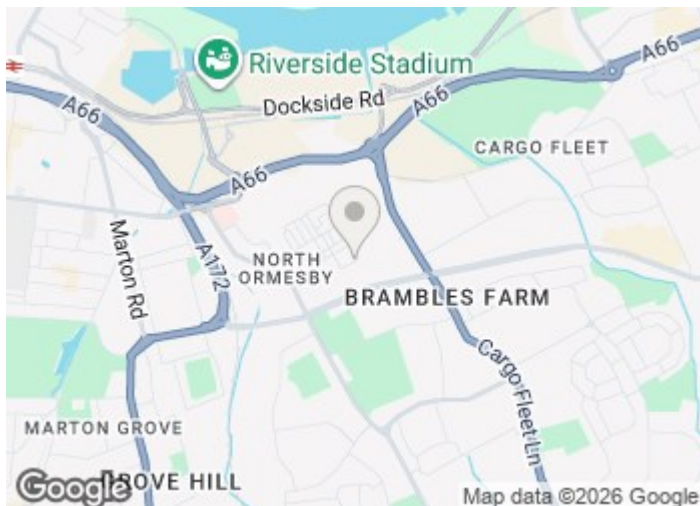
This presents an excellent opportunity for someone looking to create a home to their own specification or for an investor seeking a property with scope to add value.

Key Features

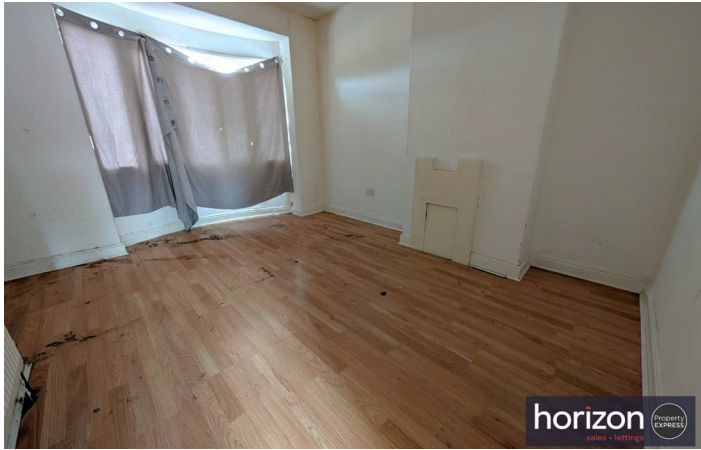
Three bedrooms
Freehold
Terraced property
Open-plan living/dining area
Kitchen to the rear
Ground-floor bathroom
Under-stair storage
Private rear yard
On-street parking
Overlooks park/open fields
Structural repair completed
Cosmetic renovation required
Excellent potential to add value

A property with plenty of potential and an attractive outlook, now ready for its next owner to complete the cosmetic transformation and make it their own.

Buyers Fee Applies



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		91
(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