

# NETHERFIELDS CRESCENT, NETHERFIELDS, MIDDLESBROUGH, TS3 0QN



- ▲ Desirable Yield in the Region of 13%
- ▲ Over 900 Years Remaining on the Lease!
- ▲ As Far as Buy-To-let Investments Go This One Will Make for a Great Purchase!

- ▲ Allocated Parking Spot
- ▲ Chain Free Sale!
- ▲ Gas Central Heating with a Combi Boiler

**£44,950**

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Chain free sale! As far as buy-to-let investments go this one will make for a great purchase! With a desirable yield in the region of 13% these don't come up for sale very often! Over 900 years remaining on the lease!

(Please note the yield is calculated on the basis of achieving £500 PCM and purchasing the property at the asking price).

Features include gas central heating with a combi boiler, allocated parking spot, two good size bedrooms and French doors leading to the rear garden.

The property comprises entrance hall, lounge, kitchen, two bedrooms and bathroom. Externally there is an allocated parking spot to the front and to the rear there is a fence enclosed garden with lawn.

**GROUND FLOOR**

**ENTRANCE HALL** - With UPVC entrance door and radiator.

**LOUNGE - 4.6m x 3.3m (15'1" x 10'10")**  
With radiator and double-glazed French doors to the rear garden.

**KITCHEN - 2.44m x 2.13m (8' x 7')**  
With cream high gloss wall, drawer, and floor units, woodgrain effect roll edge worktop, electric oven, electric

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hob, splashback tiles, stainless steel sink unit with mixer tap, space for fridge freezer, space for washing machine, and wall mounted combi boiler.

**BEDROOM ONE - 2.66m x 2.44m (8'9" x 8')**  
With built-in cupboard and radiator.

**BEDROOM TWO - 2.74m x 2.39m (9' x 7'10")**  
With radiator.

**BATHROOM - 1.83m x 1.52m (6' x 5')**  
With close coupled WC, pedestal wash hand basin with mixer tap, shower bath with rainfall style showerhead, towel radiator, tiled flooring and extractor fan.

**EXTERNALLY**

**PARKING & GARDEN** - To the front there is designated parking and to the rear there is a fence enclosed garden laid to lawn with shed.

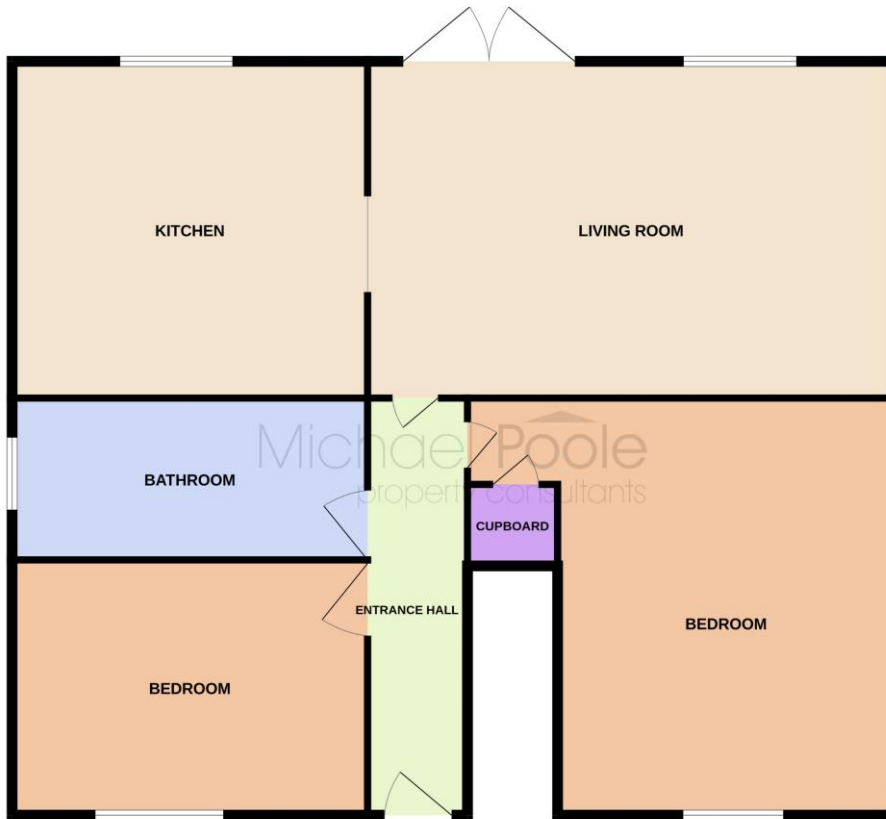
**AGENTS REF:** - TM/LS/MID230664/13112023

**Council Tax Band:** A      **Tenure:** Leasehold

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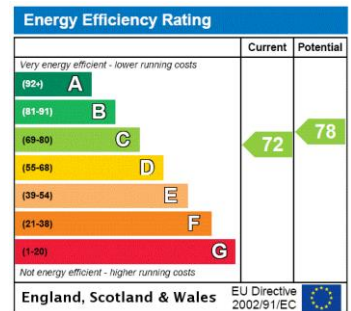


GROUND FLOOR



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. Made with Metropix ©2023

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