





- Modern Two Bedroom Inner Terrace
- ▲ Ideal First Buy or Rental Investment
- Expected Rental Return of £7,800pa (7.8% Yield)
- Front Garden & Off Road Parking
- A Stones Throw to the University Hospital of North Tees

£100,000





What a little gem! This will make the most perfect first home, purchase for NHS personnel or rental investment being so close to North Tees Hospital and needing very little maintenance.

The accommodation flows in brief, entrance hall, utility closet (with toilet facilities if needed), living room/kitchenette, two double bedrooms and shower room.

Externally there is a front garden and off road parking.

### **GROUND FLOOR**

# **ENTRANCE HALL**

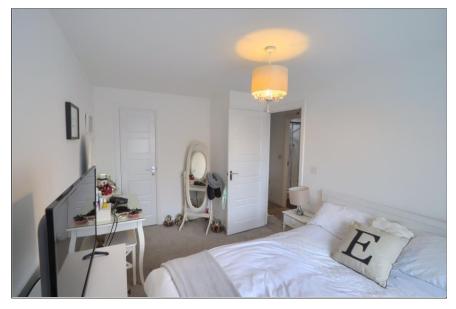
Double glazed entrance door to entrance hall with utility cupboard (previously a toilet but plumbing is still there if required).



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# LIVING/KITCHENETTE - 5.03m (16'6") x 5.03m (16'6") (max) including stairs

With double glazed window to the front aspect, radiator and fitted kitchen with cream high gloss unit, complementary worktops incorporating a stainless steel sink and drainer unit with mixer tap, plumbing for dishwasher, electric oven and gas hob with overhead hood and tiled splashbacks.

## FIRST FLOOR

#### LANDING

With airing cupboard and loft access.

# BEDROOM ONE - 3.96m x 2.64m (max) (13' x 8'8" (max))

With double glazed window to the rear aspect, radiator, and built-in cupboard.

# BEDROOM TWO - 2.9m x 2.62m (max) (9'6" x 8'7" (max))

With double glazed window to the front aspect and single radiator.

#### **SHOWER ROOM**

Comprising shower cubicle, low level WC, pedestal wash hand basin, radiator, and part tiled walls.

### **EXTERNALLY**

# **GARDEN & PARKING**

Externally there is a front garden and parking space for off road parking.

**AGENTS REF:** - LJ/LS/STO240244/24042024

Council Tax Band: A Tenure: Freehold

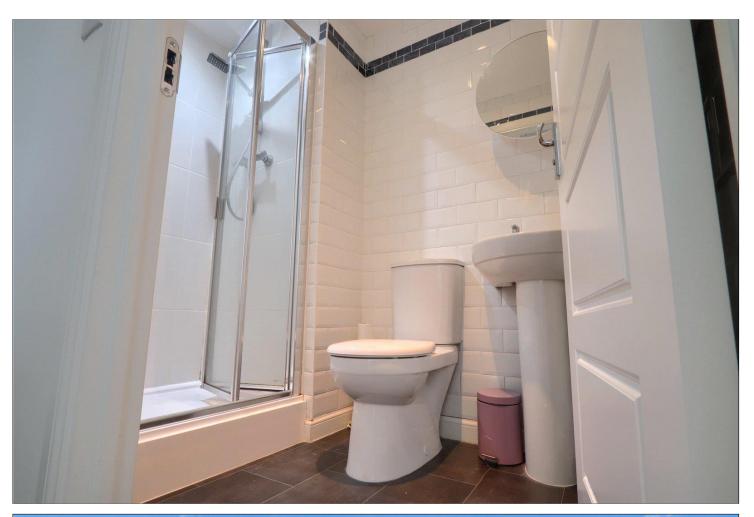
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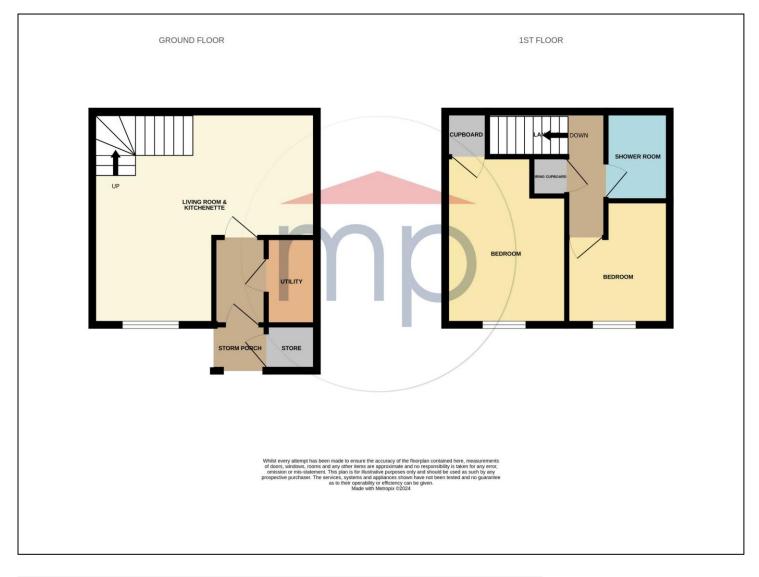


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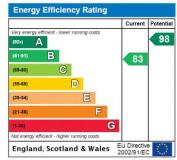
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