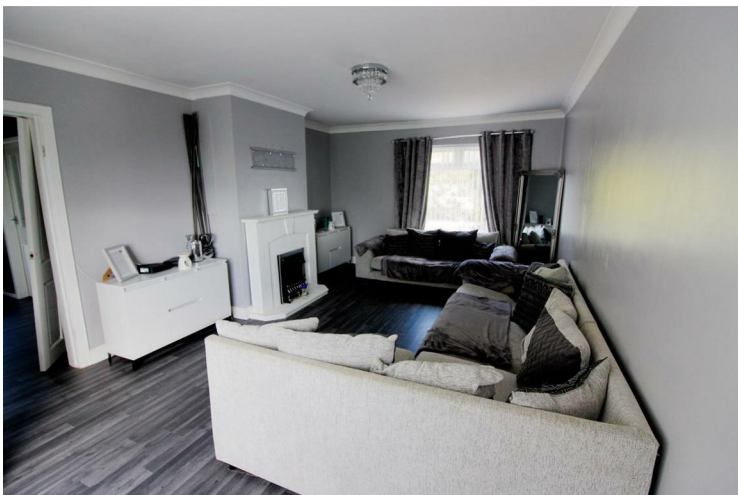




Saltergill Avenue  
Middlesbrough

£120,000  
ENERGY RATING: C-70

**\*\* ATTENTION INVESTORS \*\* VERY WELL PRESENTED \*\*** Three bedroomed semi detached house being sold with long term tenant in situ. **\*\* POTENTIAL RENTAL YIELD 8% \*\*** The living accommodation briefly comprises; Entrance hallway, lounge, kitchen/diner and rear porch /storage area to the ground floor with three first floor bedrooms and family bathroom. Close to local schools, shops, James Cook Hospital and all major road links. Energy Rating C. Council Tax band A £1698.70pa. **NO ONWARD CHAIN.**



- Sold with Tenant in Situ
- Current Rent £7800pa
- Three Bedrooms Semi Detached House
- Kitchen/Diner

### **ENTRANCE HALLWAY**

### **LOUNGE**

Front and rear aspect UPVC double glazed windows. Feature fireplace with electric fire, Coving and two radiators.

### **KITCHEN**

Two rear aspect UPVC double glazed windows. Range of base units with wooden worktops incorporating 1 1/2 bowl sink and mixer tap. Space for range cooker, washer and fridge freezer. Tiled flooring and a radiator. Storage cupboard housing combi boiler.

### **REAR PORCH**

Inner hallway leading to two storage cupboards. Side aspect UPVC door to garden.

### **LANDING**

Front aspect UPVC double glazed window. Access to loft.

### **BEDROOM ONE**

Side aspect UPVC double glazed window, coving and a radiator.

### **BEDROOM TWO**

Rear aspect UPVC double glazed window, built in cupboard, coving and a radiator.

### **BEDROOM THREE**

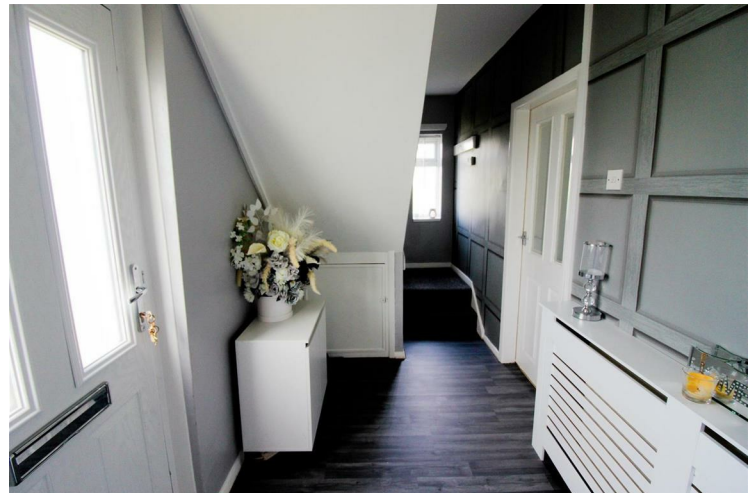
Front aspect UPVC double glazed window, built in cupboard, coving and a radiator.

### **FAMILY BATHROOM**

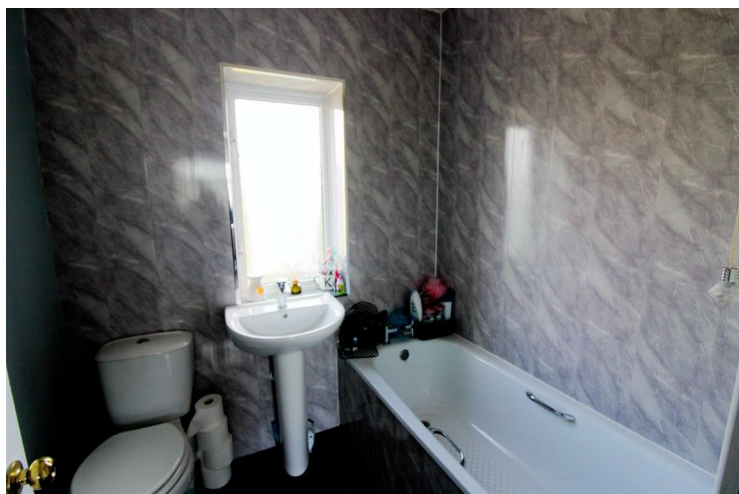
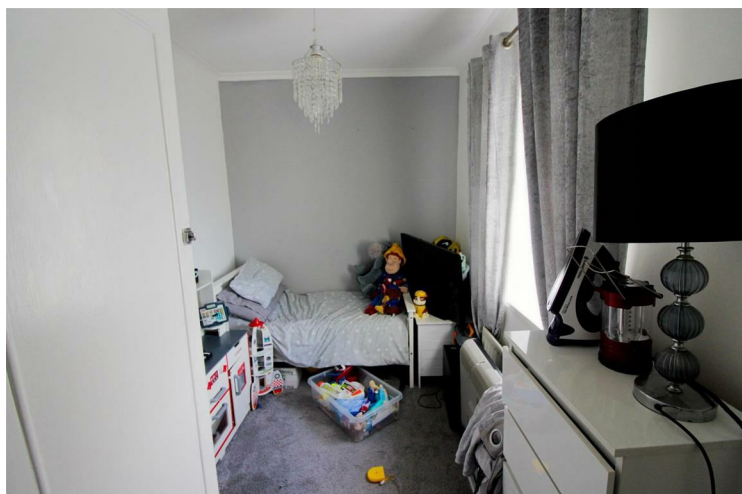
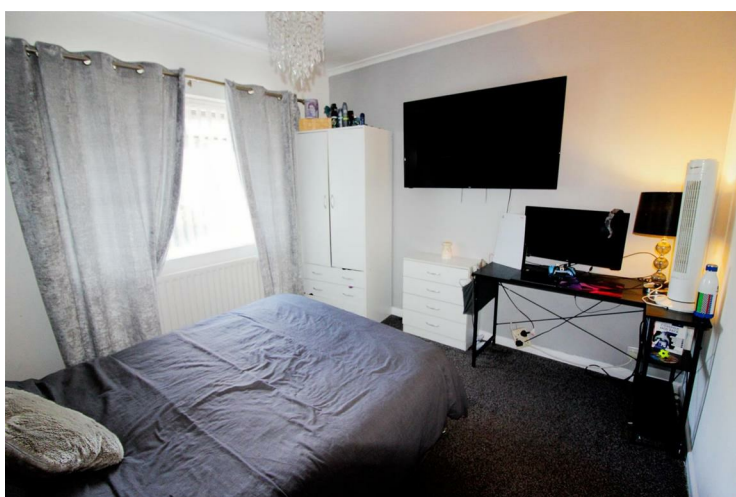
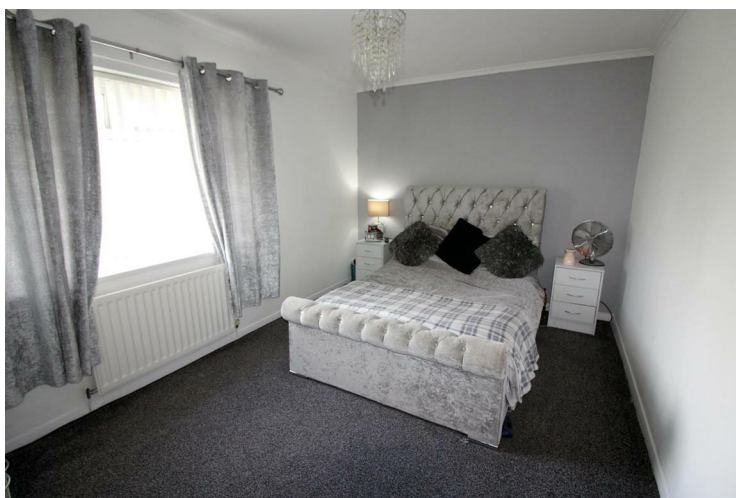
Rear aspect UPVC double glazed window. Modern white suite comprising; panel enclosed bath, pedestal wash basin and low level WC. UPVC clad walls, ceramic tiled flooring and a radiator

### **EXTERNALLY**


There is a private enclosed garden to the rear with patio area. To the front is a brick dwarf wall, Privet hedge and a lawn.



- Large Lounge
- Gas Combi Central Heating
- Energy Rating C
- Council Tax Band A £1698.70pa





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C	70		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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