



**Thistle Rise
Coulby Newham
Middlesbrough
North Yorkshire
TS8 0RG**

Offers In Excess Of £70,000

bettermove

Thistle Rise

Middlesbrough

Bettermove are proud to present this 1 bedroom maisonette in Middlesbrough available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is A.

This is a leasehold property with 105 years remaining on the lease; the ground rent is approximately £75pa.

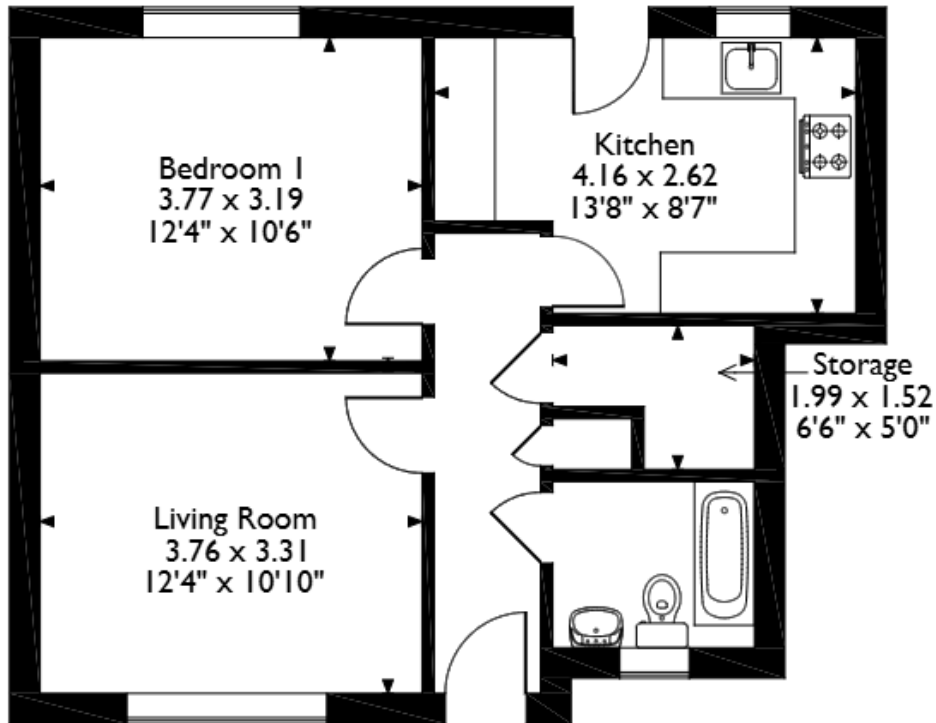
The interior of this property comprises a spacious living room, fitted kitchen, 1 bedroom and bathroom.

Located in the popular residential area of Coulby Newham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A174, A1032 and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Thistle Rise, Coulby Newham, Middlesbrough
 Approximate Gross Internal Area
 47 Sq M/506 Sq Ft



Ground Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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