



## 45 Maddren Way

, Middlesbrough, TS5 5BB

**Offers in excess of £50,000**

We are delighted to offer this one bedroom ground floor apartment for sale, situated in this modern, stylish development in Linthorpe. Sure to be of interest to the canny investor looking for a solid return on their investment.

Property briefly comprises: Communal entrance with security entry system, entrance hall, bedroom, bathroom with shower over bath, open plan living/dining/kitchen with patio door and fitted with white kitchen units and built in oven and hob.

Sold with sitting tenant currently paying £550pcm  
Ideal for investors.

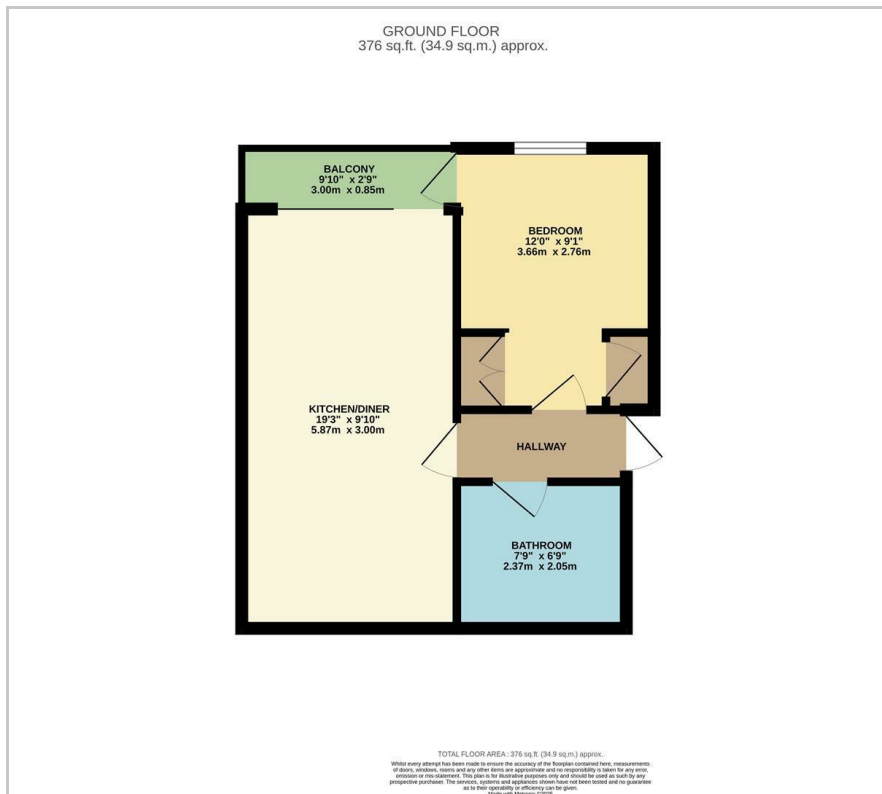
### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.

- GREAT LOCATION
- IDEAL INVESTMENT
- SOLD WITH SITTING TENANT paying £550pcm
- ONE BEDROOM APARTMENT
- BALCONY
- 10% YEILD
- EPC RATING C



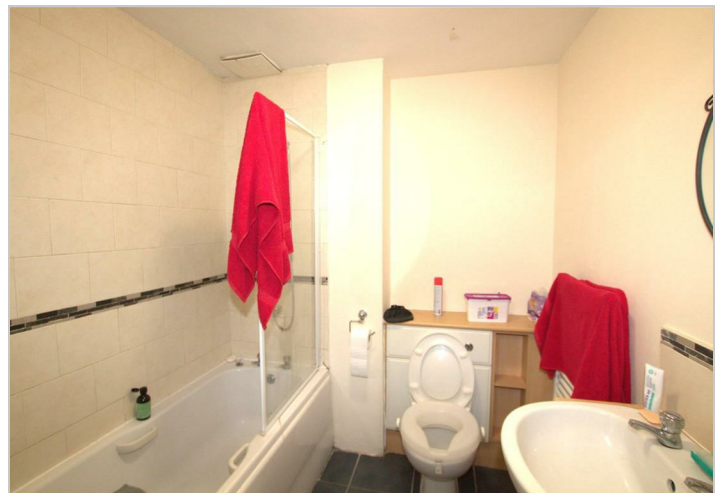
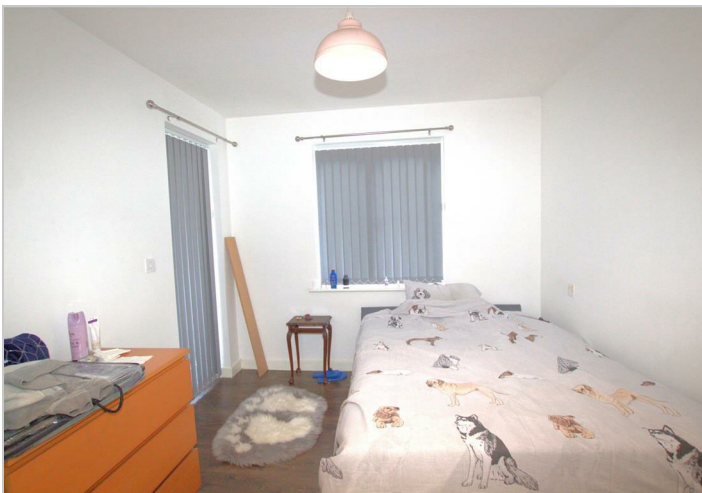
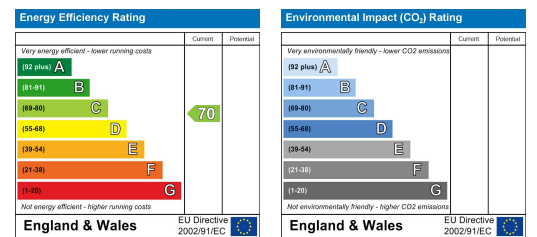
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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