



## 29 Caxton Street

, Middlesbrough, TS5 6AH

**£90,000**

A WELL MAINTAINED TWO BEDROOM PROPERTY THAT WILL BE OF INTEREST TO PROPERTY INVESTORS. BEING WELL PRESENTED WE FEEL THAT THERE IS A MINIMAL AMOUNT, IF ANY, OF ESSENTIAL WORKS TO BE CARRIED OUT MEANING THAT SOMEONE CAN OCCUPY WITH IMMEDIATE EFFECT, WHETHER THAT BE A TENANT OR A YOUNG COUPLE / FIRST TIME BUYER. THE PROPERTY OFFERS IN BRIEF AN ENTRANCE HALL, TWO RECEPTION ROOMS A KITCHEN WITH AN ADDITIONAL BREAKFAST ROOM OFFSET WITH TWO BEDROOMS AND A FAMILY ABTHROOM TO THE FIRST FLOOR. BEING SOLD WITH NO CHAIN THE PROPERTY IS BOUND TO BE ATTRACTIVE AND NEEDS TO BE VIEWED INTERNALLY TO BE APPRECIATED. THE LOCATION IS WELL THOUGHT OF BEING A TRADITIONAL COBBLED STREET, WITHIN THE LOWER PART OF LINTHORPE VILLAGE CLOSE TO ALBERT PARK AND VARIOUS SHOPS AND AMENITIES. THE PROPERTY IS BEING SOLD WITH VACANT POSSESSION.

- NO CHAIN
- WELL PRESENTED
- ADITTIONAL ROOM TO THE REAR
- DOUBLE GLAZING
- GAS CENTRAL HEATING

### 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.



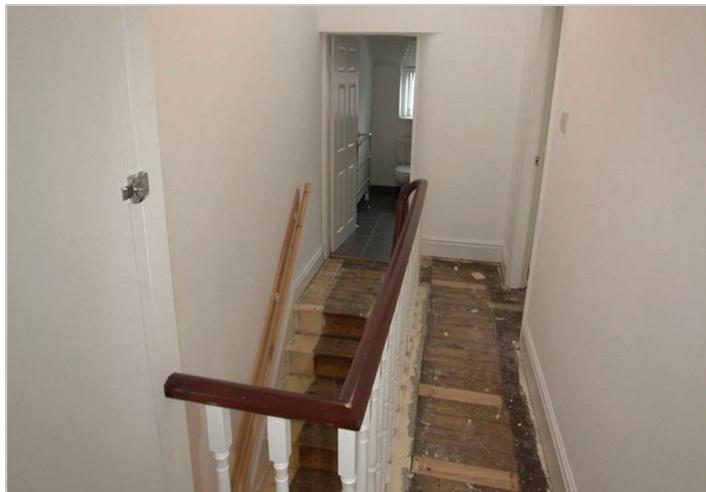
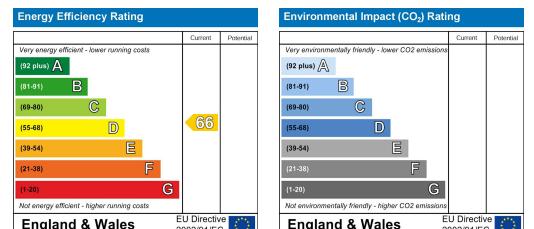
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.