



1 Epsom Avenue

, Middlesbrough, TS4 3PF

Offers over £100,000

**** LET ON LONG TERM LEASE ****

A Three Bed mid-terraced home With a **GUARANTEED INCOME** of £9,000 per year. The brief layout comprises: Entrance , Lounge and a spacious Kitchen Diner. To the First Floor there are three good sized Bedrooms and a modern Family Bathroom. Large corner plot & ample parking close to the property. Teesside is set to be centre stage for a host of new industries as well as expansion in areas ranging from Net-Zero Carbon capture, wind-turbine manufacture and on-shore power generation. With hundreds of millions of pounds worth of contracts having been secured recently by local companies, this property is sure to benefit in the years to come.

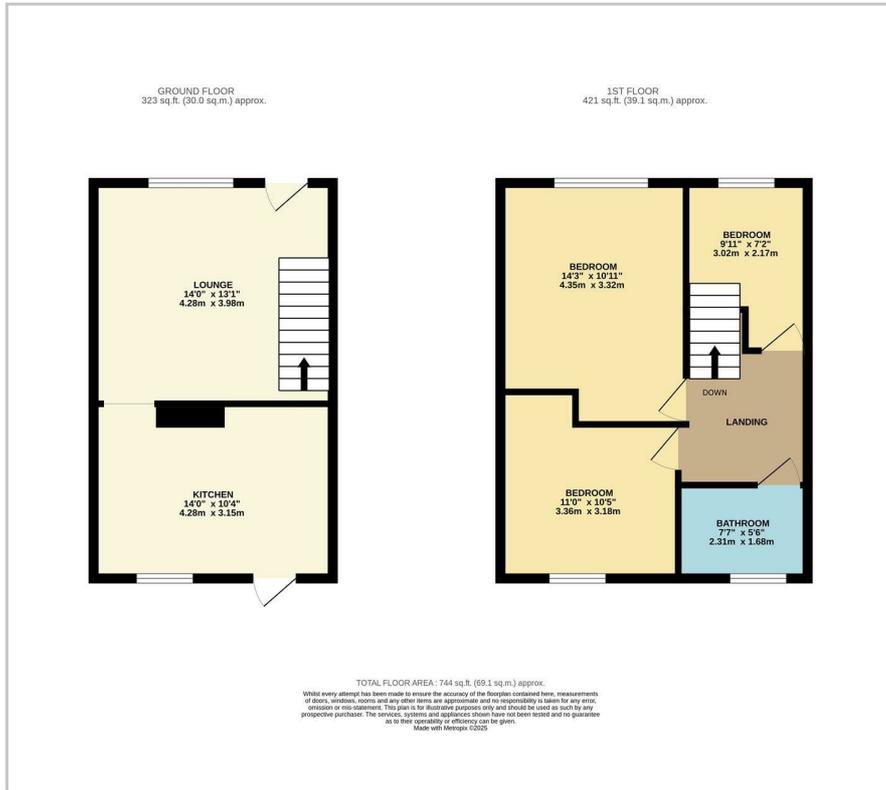
- **THREE BEDROOM HOME**
- **IDEAL INVESTMENT**
- **Let at £750pcm on a 5 YEAR LEASE. No Voids - No Repairs - No Hassle**
- **SPACIOUS PROPERTY**
- **CORNER PLOT**

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.



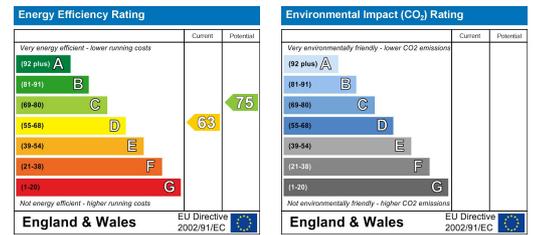
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.