



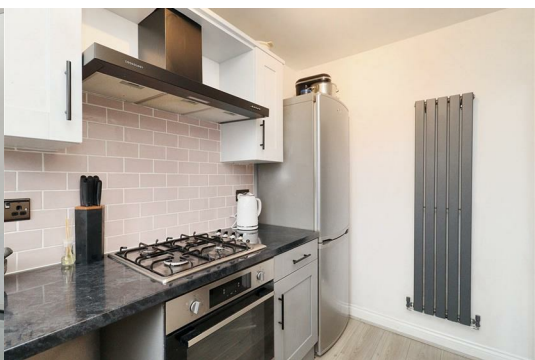
54 Aidan Court

St Cuthberts Mews, West Lane, Middlesbrough, TS5 4BS

£120,000



This Delightful Starter Home Presents An Excellent Opportunity For First-Time Buyers Or Those Seeking A Buy-To-Let Investment. With Two Well-Proportioned Bedrooms, A Spacious Lounge, Kitchen & Ground Floor W/C This Property Is Designed For Modern Living.



Full Description

The House Is In Superb Condition, Allowing You To Move Straight In Without The Need For Any Immediate Renovations. The South-Facing Rear Garden Is A Particular Highlight, Providing A Lovely Outdoor Space To Enjoy Throughout The Year.

This Property Also Offers The Potential To Achieve A Rental Income Of Approximately £700 Per Calendar Month, Making It An Attractive Option For Investors Looking To Expand Their Portfolio. With A Council Tax Band B, The Property Is Not Only Affordable But Also Conveniently Located, Ensuring Easy Access To Local Amenities And Transport Links.

In Summary, This Mid-Terrace House In Aidan Court Is A Fantastic Choice For Anyone

Location

From West Lane, Turn Onto Aidan Court, The Property Is Located On The Right Hand Side.

- Macmillan Academy, Stockton Rd - 10 Minute Walk
- Archibald Primary School - 7 Minute Walk
- Play Area, Crescent Rd - 5 Minute Walk
- ALDI - 4 Minute Drive, 20 Minute Walk
- Albert Park, Park Rd N - 7 Minute Drive, 25 Minute Walk
- Teesside Shopping Park Car Park - 6 Minute Drive

Distance Times Estimated Using Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers. Please Note The Vendor Informs Us Virgin Media Is Available At Their Property.

Disclaimer

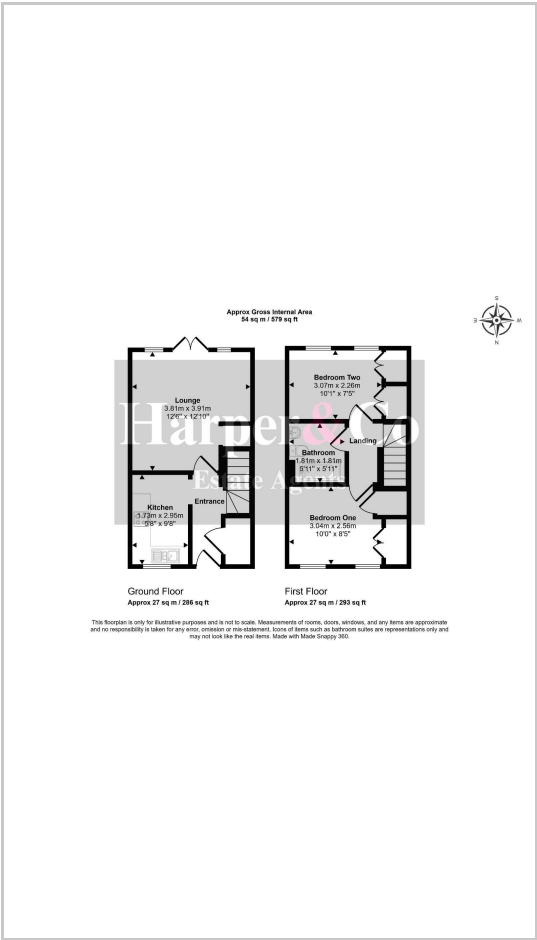
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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

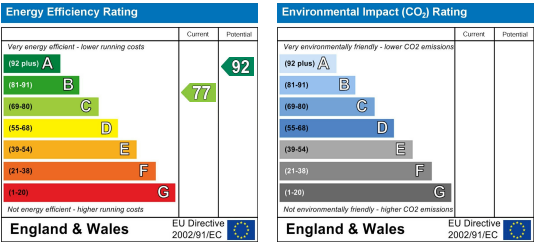
Area Map



Floor Plans



Energy Efficiency Graph



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