



## 30A Samaria Gardens

, Middlesbrough, TS5 8DF

**Offers in excess of £60,000**

Welcome to Samaria Gardens! Nestled in the peaceful community of Acklam, this delightful 2-bedroom first-floor flat awaits your discovery. With its convenient location near local bus routes and easy access to nearby shops, this property offers a lifestyle of comfort and convenience.

#### Key Features:

**Location:** Situated in the neighbourhood of Acklam, enjoy the serene surroundings while still having easy access to nearby amenities.

**Accessibility:** Close proximity to local bus routes ensures convenient travel options, while being just a short drive away from Coulby Newham, Marton, and Middlesbrough town centre expands your possibilities.

**Low Fees:** With minimal service charges and ground rent, this flat offers affordability without compromising on quality of living.

**Rental Potential:** Previously rented out at £600 per month, capitalize on the high demand for rentals in this sought-after area, making it an excellent investment opportunity.

**Versatility:** Whether you're expanding your property portfolio or seeking to downsize, this flat offers versatility to cater to various lifestyles and investment goals.

Discover the potential of this charming property at Samaria Gardens! Don't miss out on the opportunity to make it yours. Schedule a viewing today and unlock the possibilities of your next home or investment venture. Contact us now to arrange a visit!

- Ideal if you are looking to downsize or relocate
- Great investment opportunity
- 2 spacious bedrooms
- Recently let at £600 per month
- Located in the heart of Acklam
- Close to local bus routes

### 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.



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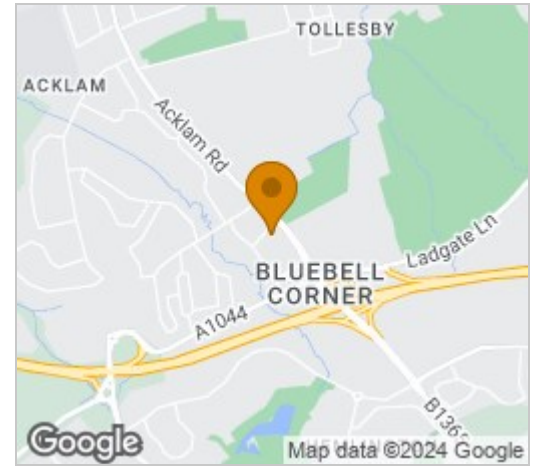
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## Floor Plan



## 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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