



## 5 Rossett Walk

, Middlesbrough, TS3 7LX

**Offers in excess of £80,000**

**\*\* A GENEROUSLY PROPORTIONED THREE BEDROOM END TERRACED PROPERTY WHICH HAS THE ADDED BENEFIT OF WELL SIZED LAWNED GARDENS TO BOTH FRONT AND REAR AND VACANT POSSESSION WITH NO FORWARD CHAIN! \*\***

A larger style terraced property set on this pedestrianised road within Park End, TS3 Middlesbrough just off Overdale Road.

The property having long been utilised as a rental property now has vacant possession and would be suitable for both investors (with an expected rent of £650-675) or for a live in owner who wishes to benefit from space both inside and out, and also the location not being on a main road therefore making it far safer for anyone with Children.

The property in brief comprises of an Entrance Hall, a spacious Lounge, Kitchen with a Dining Room off-set. Then to the first floor are three Bedrooms, a Bathroom and a separate W.C. As mentioned there is a lengthy lawned Garden to the front of the property which could be fenced in and fully enclosed with a equally as large lawned Garden to the rear!

This property is sure to get interest so an early inspection is highly advised.

### 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.



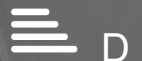
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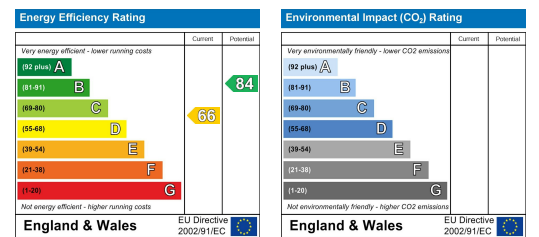
## Floor Plan



## 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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