



## 39 Ellis Gardens

, Hemlington, TS8 9EX

**Offers in excess of £90,000**

New to the Property Market! Welcome to this fantastic investment opportunity in the heart of Hemlington! This spacious 4-bedroom mid-terrace property is now available with a sitting tenant, making it an ideal choice for those looking to start their investment journey or expand their portfolio.

#### Key Features:

- 4 Bedrooms: Ample space for families or multiple tenants.
  - Sitting Tenant: Immediate rental income opportunity.
  - Prime Location: Close to local schools, bus routes, and shops.
  - Amenities: A short walk to Rainbow Leisure Centre and Parkway Shopping Centre.
  - Family-Friendly Area: Located in a welcoming and community-oriented neighbourhood.
- This property offers convenience and potential, nestled in a vibrant community with everything you need at your doorstep.

#### Contact Us:

For further information or to arrange a viewing, please call us today!

Don't miss out on this prime investment opportunity in Hemlington, Middlesbrough!

### 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.





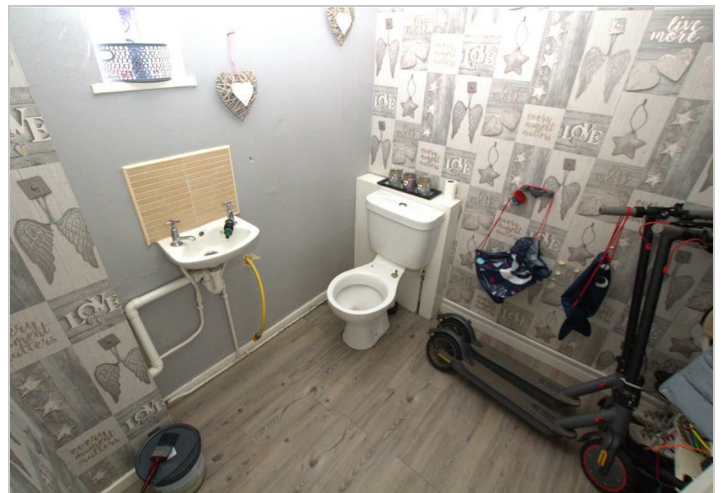
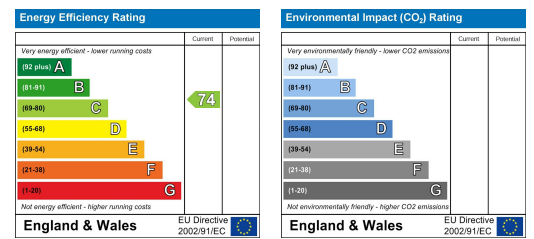
## Floor Plan



## 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.

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