



## 46 Cheddar Close

, Middlesbrough, TS6 9SE

**£650 Per month**

A WELL PRESENTED AND SPACIOUS THREE BEDROOM MID TERRACED PROPERTY WITH GARDENS AND OFF STREET PARKING, MAKING IT IDEAL FOR FAMILY LIVING. THE PROPERTY IN BRIEF OFFERS A SPACIOUS RECEPTION ROOM, A DINING KITCHEN, AND A DOWNSTAIRS W.C. WHILST THERE ARE THREE BEDROOMS AND A FAMILY BATHROOM TO THE FIRST FLOOR. THE PROPERTY OFFERS MODERN FIXTURES AND NEUTRAL DECORATION THROUGHOUT. THERE IS A LOT OF REGENERATION GOING ON IN THE AREA WITH THE CREATION OF OPEN PARK AREAS WHICH WILL ONLY IMPROVE THE ATTRACTIVENESS TO FAMILIES GOING FORWARD. THE PROPERTY IS ALSO SET CLOSE TO NUMEROUS LOCAL SCHOOLS, INCLUDING 'CAEDMON PRIMARY', 'SAINT MARY'S ROMAN CATHOLIC PRIMARY', AND 'GRANGETOWN PRIMARY' AMONGST OTHER. DUE TO BEING SET WITHIN CLOSE PROXIMITY TO THE TRUNK ROAD AND THEN THE A66 IT IS ALSO AN IDEAL LOCATION FOR ANYONE COMMUTING TO OR FROM WORK IN THE LOCAL AREA.

This property is expected to be vacant and ready to be occupied in the next 4-8 weeks approximately, depending on the circumstances of the current tenant in situ.

- Bond & a Homeowner Guarantor Required
- Referencing will be carried out on any prospective tenant

### 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.





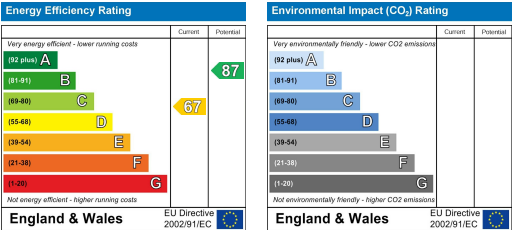
Floor Plan



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