



77 Grisedale Crescent

, Eston, TS6 7QL

Offers in excess of £90,000

**** IMMEDIATE RENTAL INCOME OF £675 PCM FROM A TENANT IN SITU - THUS A GROSS YIELD OF 9% ****

Less than 15min away from Teessport -The UK's sixth largest maritime complex servicing a variety of key global markets.

Less than 20min away from The Teesside Freeport, the first and largest Freeport in the UK.

A SPACIOUS SEMI DETACHED PROPERTY SET ON A GENEROUS CORNER PLOT, WITH WELL SIZED GARDENS TO BOTH FRONT AND REAR WITH AVAILABILITY OF OFF STREET PARKING. THE PROPERTY OFFERS FAMILY SIZED LIVING ACCOMMODATION THROUGHOUT BRIEFLY COMPRISING OF AN ENTRANCE PRCH, A HALLWAY, A FRONT LOUNGE, AN ADDITIONAL FAMILY ROOM WITH A FURTHER DINING ROOM TO THE FAR REAR. THERE IS THEN A REAR LOBBY, A DOWNSTAIRS CLOAKROOM AND A KITCHEN. TO THE FIRST FLOOR ARE THREE BEDROOMS AND A FAMILY BATHROOM. THE PROPERTY IS PRESENTED TO A GOOD MODERN STANDARD THROUGHOUT AND OFFERS A GAS CENTRAL HEATING SYSTEM AND UPVC DOUBLE GLAZING THROUGHOUT. THE PROPERTY IS SET FACING ONTO A 'GREEN' TO THE FRONT AND IS POSITIONED IN WHAT WE WOULD DEEM TO BE WALKING DISTANCE OF 'WHALE HILL PRIMARY SCHOOL' AND 'CAEDMON PRIMARY SCHOOL', AND A SHORT DRIVE TO THE TRUNK ROAD, A174 AND A66 ROADLINKS AMONGST OTHER.

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.



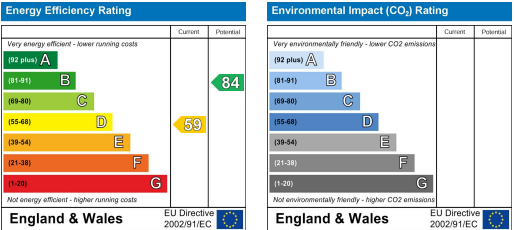
Floor Plan



Area Map



Energy Efficiency Graph



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