



## 1 Gretton Avenue

, Middlesbrough, TS4 3QT

**£110,000**

This three Bedroom end-terraced home selling with no chain in Easterside, Middlesbrough.

Ideally suited for INVESTORS, having an excellent yield with a day-one £690PCM return in an area extremely popular with investors due to its proximity to close to James Cook University Hospital.

Easterside is great for local amenities and superb transport networks.

A must-see property, if you are looking to add a nice End-Terrace to your portfolio.

A small parcel of land, adjacent to the property is available, by separate negotiation, at a cost of £30,000. Comes with planning permission to extend the current property.

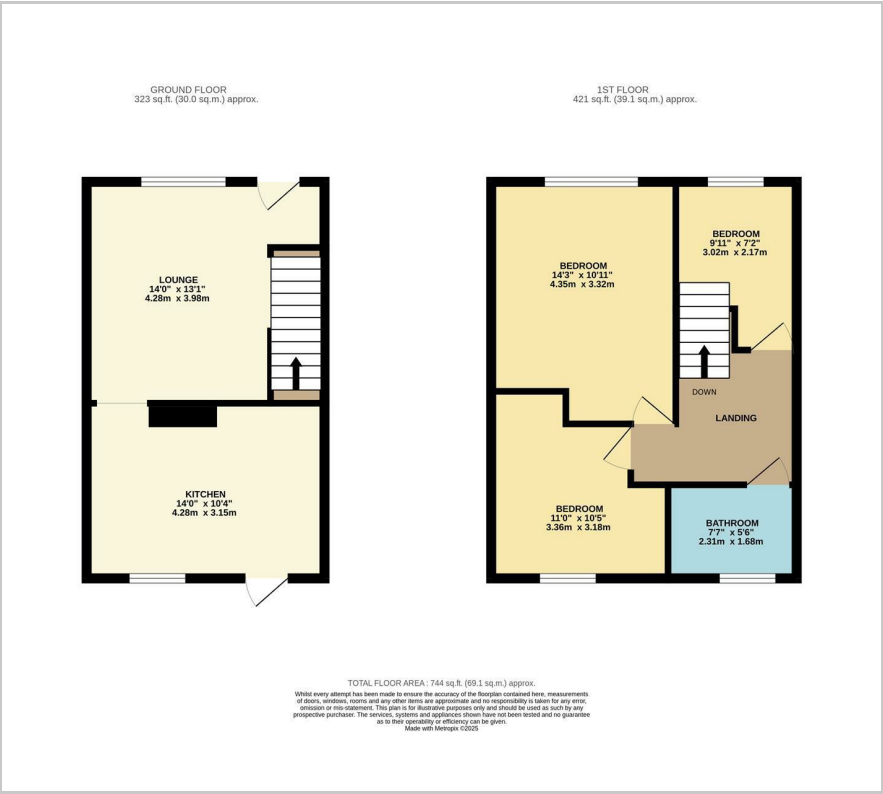
- THREE BEDROOM HOME WITH SITTING TENANTS
- GENERATING £690 PCM FROM DAY ONE
- ADJACENT LAND AVAILABLE BY SEPARATE NEGOTIATION
- WELL DECORATED AND MAINTAINED PROPERTY

### 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.



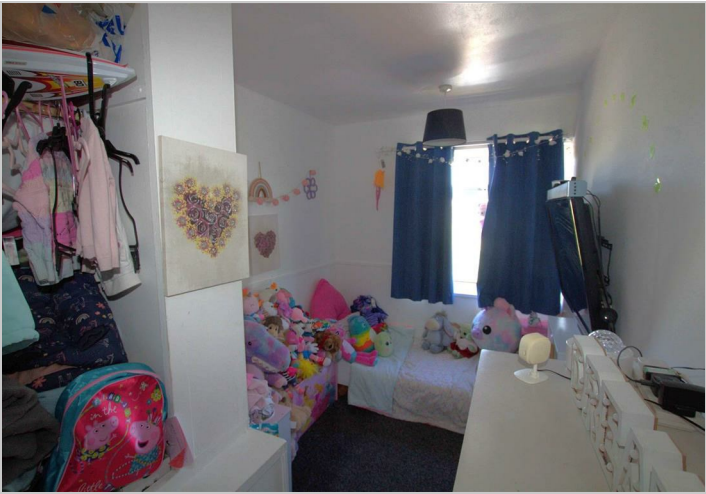
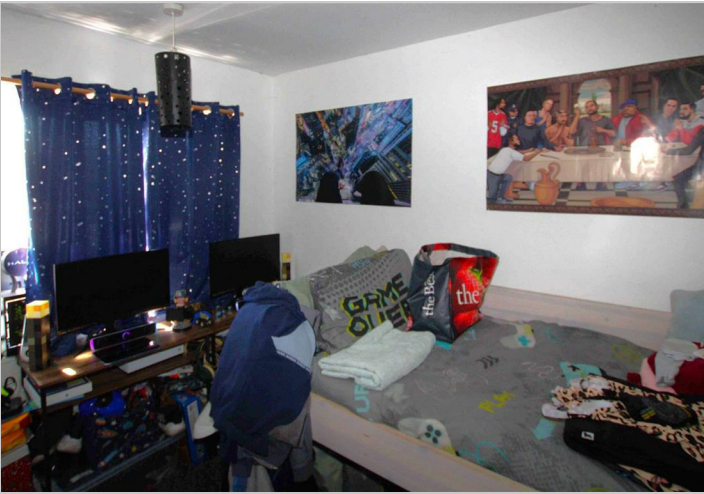
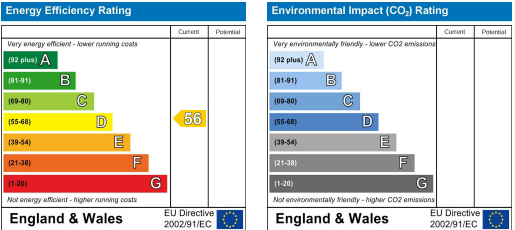
Floor Plan



Area Map



Energy Efficiency Graph



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