



## 26 Fonteyn Court

Hemlington, Middlesbrough, TS8 9EU

**£79,950**

This well-presented family house is ready to move into. Ideal for the First Time Buyer or the investor who could achieve £650pcm. Located in the Hemlington area of Middlesbrough this property is perfectly situated; close to local schools, shops and bus routes. On the ground floor you will find a spacious living room with feature fireplace, an extensive kitchen/dining area, storage cupboard and gardens to the front and rear.

Upstairs there are two main double bedrooms and an good sized single to the rear.

The family bathroom includes a bath with overhead shower.

Recent properties advertised by Progression Lettings in Hemlington have been taken quickly...

Call today to arrange your viewing.

### 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.

- THREE BEDROOMS
- FRONT AND REAR GARDENS
- LARGE KITCHEN
- VACANT POSSESSION
- SOLD WITH NO ONWARD CHAIN
- IDEAL FOR FTB OR INVESTOR

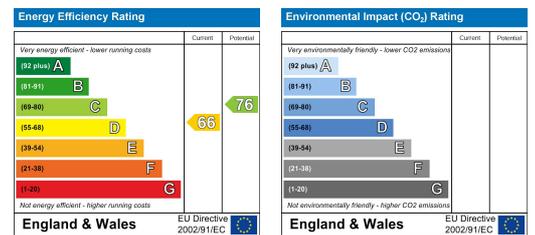
## Floor Plan



## 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.

329 Linthorpe Road, Middlesbrough, TS5 6AA

Tel: 01642 063352 Email: [info@progression-lettings.co.uk](mailto:info@progression-lettings.co.uk) <https://www.progression-property.co.uk>