



1 Epsom Avenue

, Middlesbrough, TS4 3PF

Offers over £100,000

**** LET ON LONG TERM LEASE ****

A Three Bed mid-terraced home With a **GUARANTEED INCOME** of £9,000 per year. The brief layout comprises: Entrance , Lounge and a spacious Kitchen Diner.

To the First Floor there are three good sized Bedrooms and a modern Family Bathroom.

Large corner plot & ample parking close to the property.

Teesside is set to be centre stage for a host of new industries as well as expansion in areas ranging from

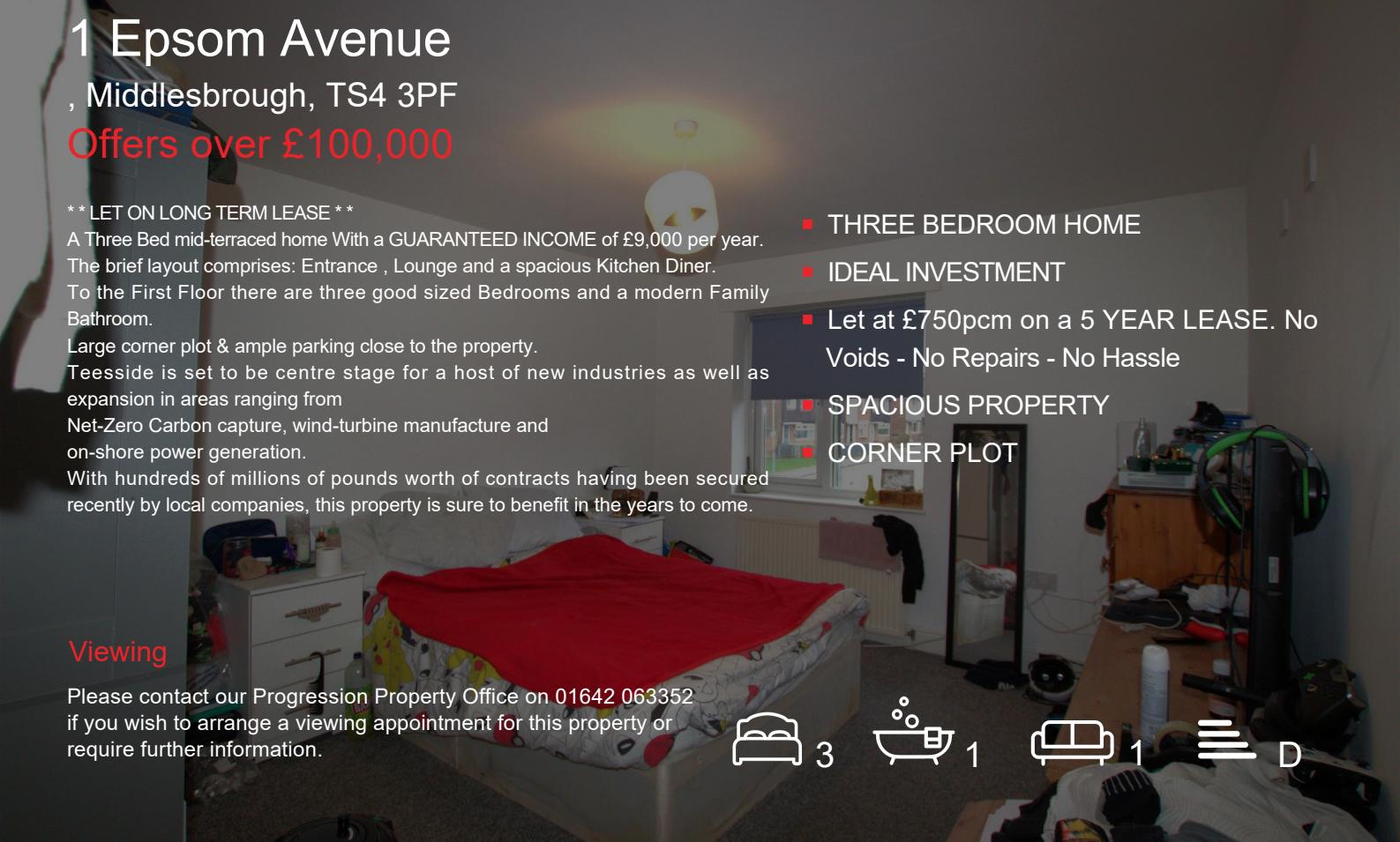
Net-Zero Carbon capture, wind-turbine manufacture and on-shore power generation.

With hundreds of millions of pounds worth of contracts having been secured recently by local companies, this property is sure to benefit in the years to come.

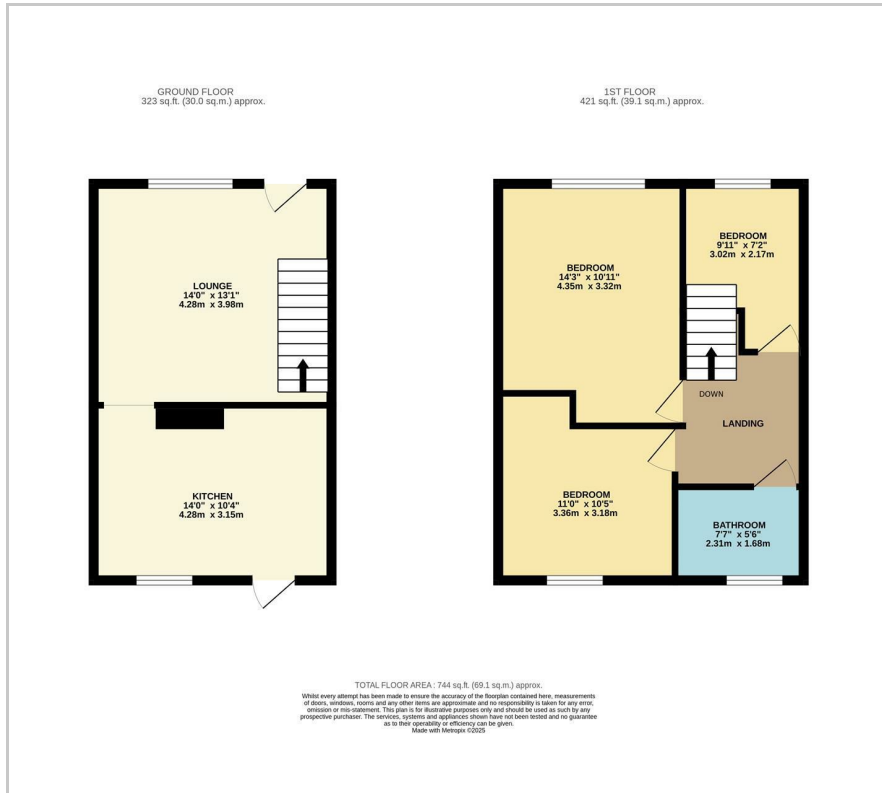
- **THREE BEDROOM HOME**
- **IDEAL INVESTMENT**
- **Let at £750pcm on a 5 YEAR LEASE. No Voids - No Repairs - No Hassle**
- **SPACIOUS PROPERTY**
- **CORNER PLOT**

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.



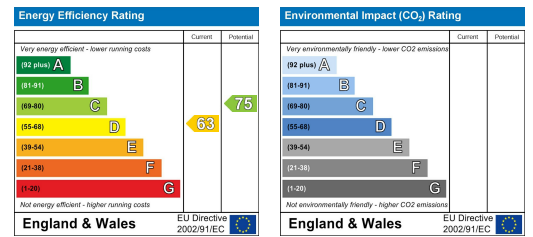
Floor Plan



Area Map



Energy Efficiency Graph



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