



## 24 Eccleston Walk

, Middlesbrough, TS4 3RJ

Offers in excess of £100,000

A THREE BEDROOM PROPERTY SET IN THIS 'NONE THROUGH ROAD' WITHIN THE POPULAR RESIDENTIAL AREA OF EASTERSIDE. THE PROPERTY IS CURRENTLY TENANTED AT A MONTHLY RENTAL INCOME OF £650. IN BRIEF COMPRISING: A SPACIOUS RECEPTION ROOM, A KITCHEN DINER TO THE REAR AND THREE BEDROOMS AND A BATHROOM TO THE FIRST FLOOR. THERE IS A LANWED GARDEN TO THE FRONT, AND A LOW MAINTENANCE PAVED GARDEN TO THE REAR WITH FENCED BOUNDARIES. THERE IS A COMMUNAL PARKING COURTYARD BEYOND THE REAR GARDEN. THE PROPERTY HAS A GAS CENTRAL HEATING COMBI AND UPVC DOUBLE GLAZING THROUGHOUT. THIS WOULD MAKE FOR AN IDEAL INVESTMENT PROPERTY FOR ANYONE WISHING A 'BETTER QUALITY' PROPERTY TYPE.

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.

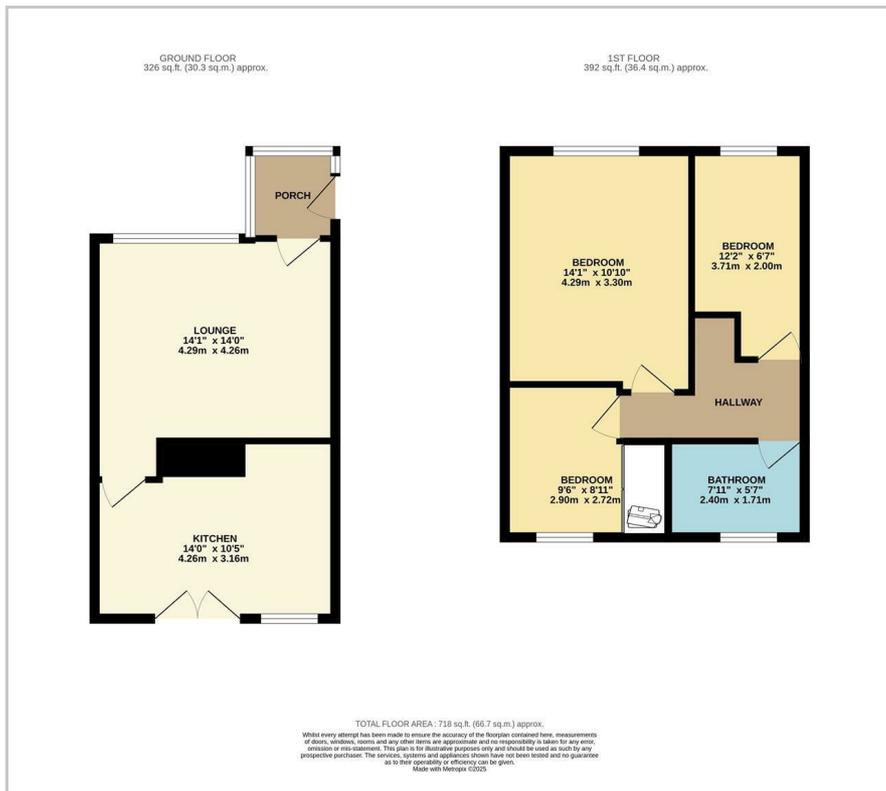
### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.

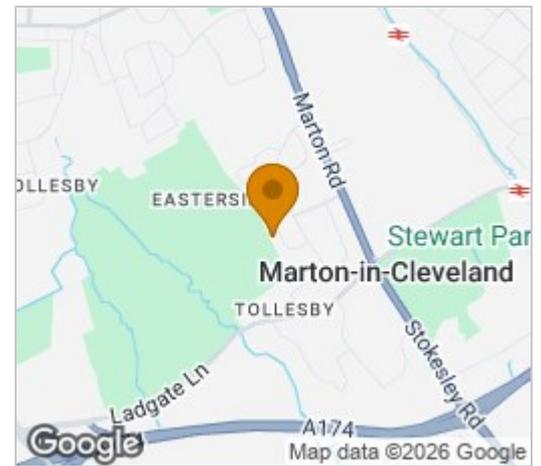
- THREE BEDROOM HOME
- CURRENTLY LET AT £650pcm
- PEACEFUL LOCATION



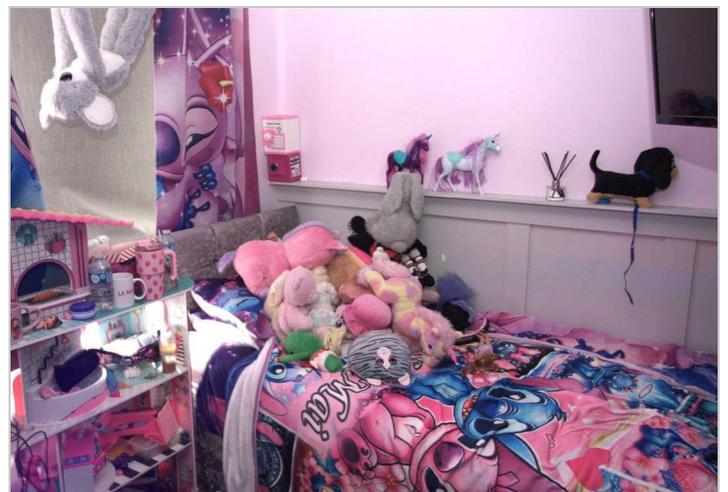
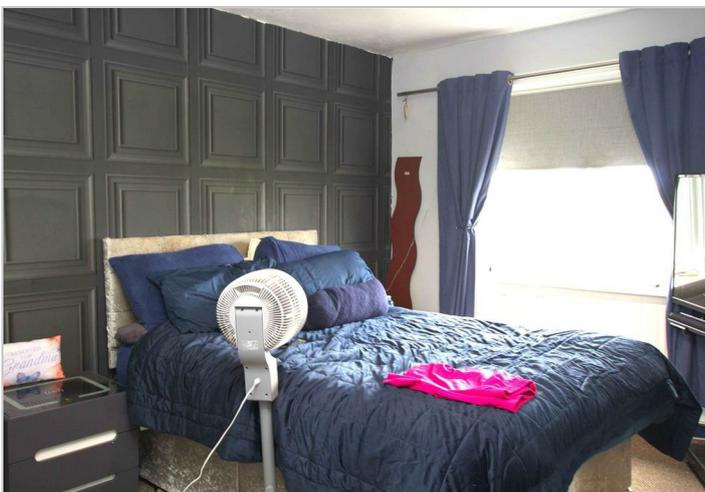
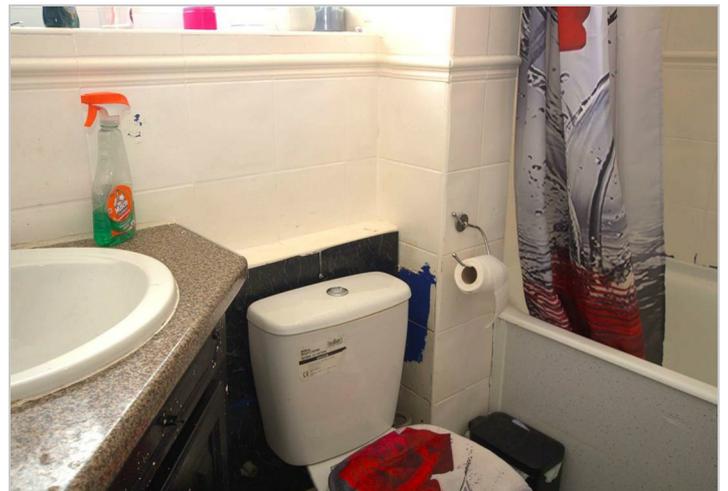
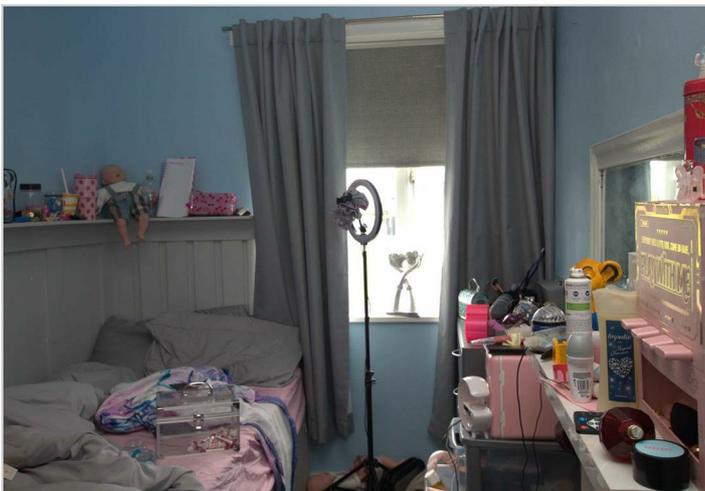
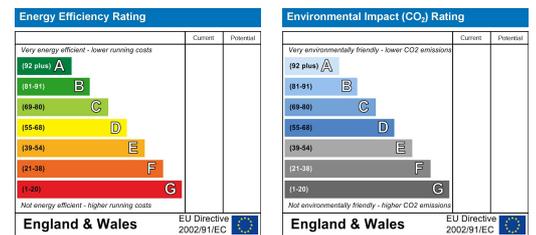
## Floor Plan



## Area Map



## Energy Efficiency Graph



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