



77 Grisedale Crescent

, Eston, TS6 7QL

Offers in excess of £90,000

** A TENANT HAS BEEN FOUND AND WILL BE PAYING £700 PCM THUS A YIELD OF 9% + AT GUIDE PRICE - THEY ARE CURRENTLY GOING THROUGH THE MOVE-IN / REFERENCING PROCESS **

Less than 15min away from Teesport -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 PORCH, 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

- A FAR LARGER THAN AVERAGE PLOT ALLOWING SCOPE FOR EXTRA PARKING OR SIMPLY AS AN EXTRA FEATURE.
- RECENTLY REDECORATED
- SPACIOUS ROOM SIZES IDEAL FOR A GROWING FAMILY.
- CURRENTLY LET AT A MONTHLY RENT OF £700 PCM

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.



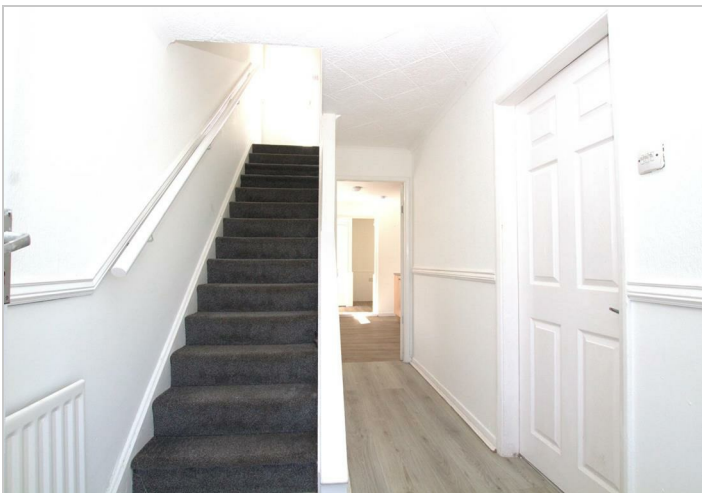
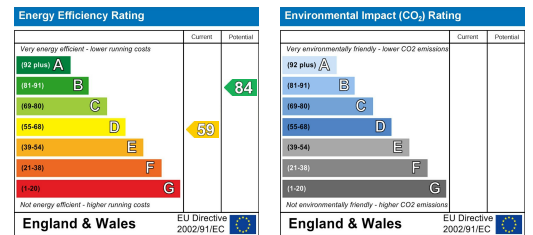
Floor Plan



Area Map



Energy Efficiency Graph



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 <https://www.progression-property.co.uk>