



## 17 Chippenham Road

, Middlesbrough, TS4 3PL

**£110,000**

A Three Bed mid-terraced home With a **GUARANTEED INCOME** of £9,000 per year. Ideal for investors as it is let on a long-term lease, in an area extremely popular area due to its proximity to close to James Cook University Hospital.

Easterside is great for local amenities and has superb transport links with the A174 close by, giving access to the A19.

A must see property due to demand in the postcode.

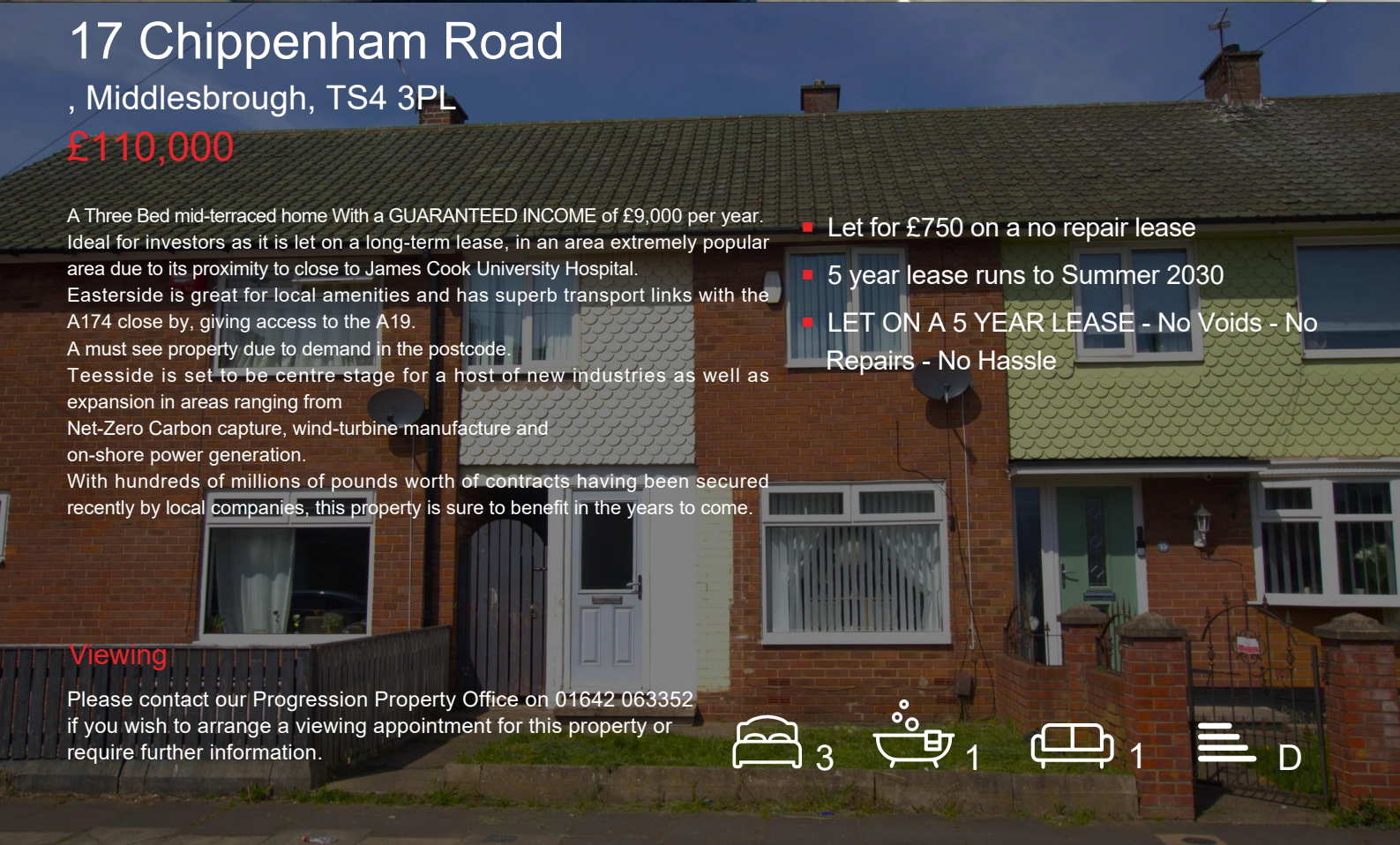
Teesside is set to be centre stage for a host of new industries as well as expansion in areas ranging from Net-Zero Carbon capture, wind-turbine manufacture and on-shore power generation.

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.

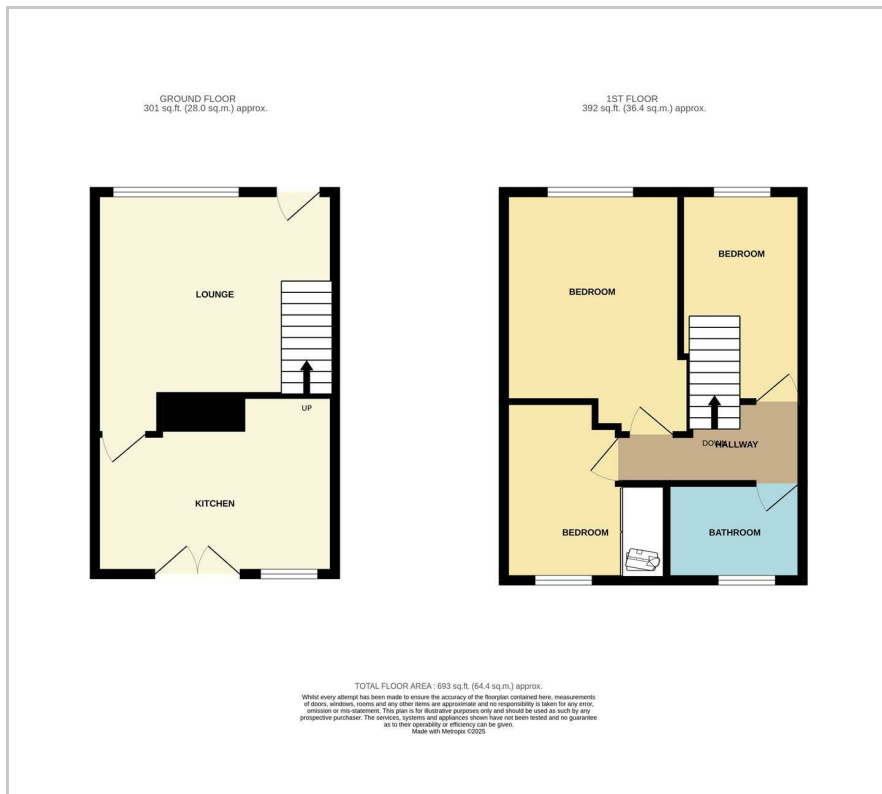
- Let for £750 on a no repair lease
- 5 year lease runs to Summer 2030
- LET ON A 5 YEAR LEASE - No Voids - No Repairs - No Hassle

### 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.



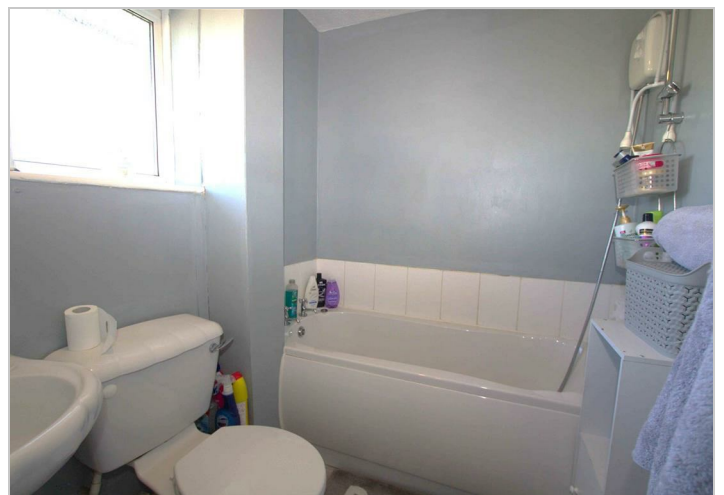
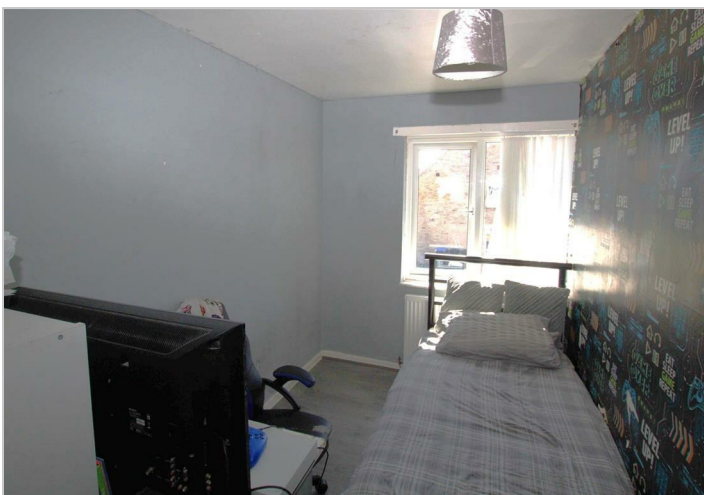
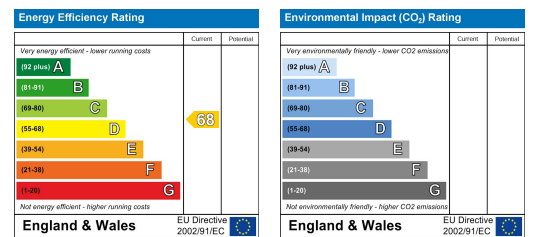
## Floor Plan



## 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](mailto:info@progression-lettings.co.uk) <https://www.progression-property.co.uk>