PROGRESSION PROPERTY

20 Trueman Court Green Lane

, Middlesbrough, TS5 7SR

Offers invited £90,000

AN OPPORTUNITY TO ACQUIRE WHAT IS A CURRENTLY LET PROPERTY INVESTMENT WHICH IS SITUATED WITHIN THE DESIRABLE 'TRUEMAN COURT' DEVELOPMENT WHICH IS SET ON ACKLAM' TREE LINED 'GREEN LANE'. BEING IDEALLY POSITONED FOR ACCESS TO MIDDLESBROUGH TOWN CENTRE, THE A19 AND A66 ROADLINKS AND SCHOOLS WHICH INCLUDE THE GREEN LANE PRIMARY ACADEMY THE POSITIONING OF THE SITE WILL NOT BE BEATEN BY MANY AND WILL BE APPRECIATED BY ANYONE WISHING TO OCCUPY / RESIDE WITHIN. THE PROPERTY ITSELF IS SET ON THE FIRST FLOOR, ACCESSED VIA WELL MAINTAINED COMMUNAL AREAS AND A SECURE ENTRY COMMUNAL DOOR AND OFFERS WELL SIZED ACCOMMODATION THROUGHOUT. THE ACCOMMODATION IN BRIEF OFFERS AN ENTRANCE HALL, AN OPEN PLAN KITCHEN LOUNGE, TWO DOUBLE SIZED BEDROOMS AND A SPACIOUS FAMILY BATHROOM. WITH WELL MAINTAINED GARDENS, PRIVATE PARKING AND A BACKDROP OF MIDDLESBROUGH' CRICKET AND RUGBY GROUND THE DEVELOPMENT OOZES A HIGHER QUALITY LIVING ENVIRONMENT THAT WILL BE WIDELY APPRECIATED.

- A SPACIOUS 2 BEDROOM FIRST FLOOR APARTMENT - WITH SECURE ENTRY SYSTEM AND ALLOCATED (AS WELL AS VISITOR) PARKING
- FRONT FACING ONTO 'GREEN LANE' ITSELF
- SPACIOUS BATHROOM WITH THREE PIECE WHITE SUITE
- BOTH BEDROOMS ARE 'DOUBLE' SIZED
- EPC RATING - 'B'
- GAS CENTRAL HEATING COURTESY OF A COMBI BOILER
- SECURE ENTRY DOOR WITH A THREE WAY LOCKING SYSTEM AND INTERCOM ACCESS
- SOLD WITH A WORKING TENANT IN SITU WHO MOVED IN IN JUNE 2026 PAYING A MONTHLY RENT OF £550PCM.

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.

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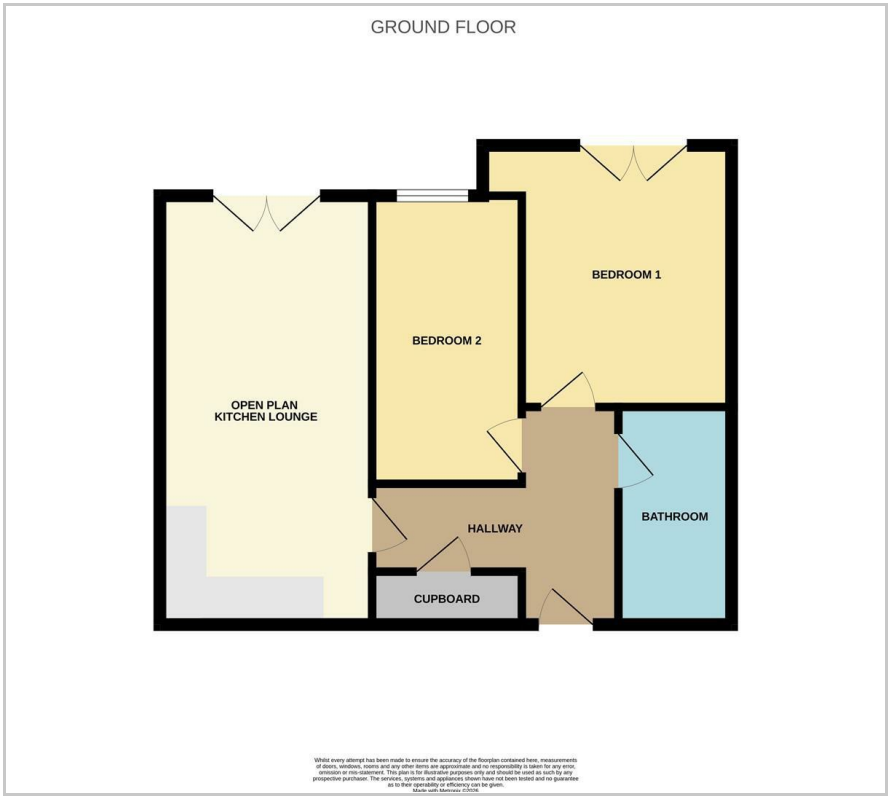
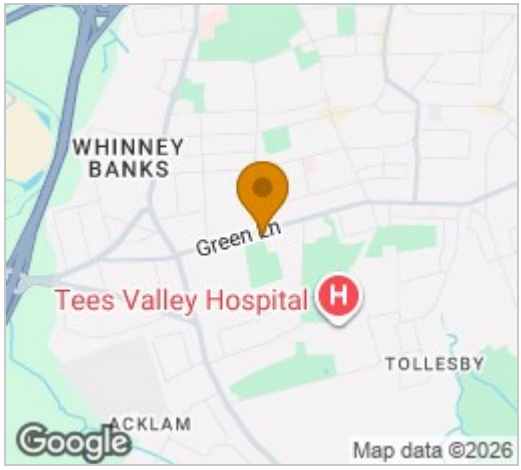
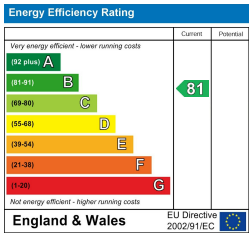
Floor Plan

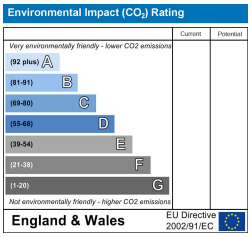


Area Map



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 firms 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