

LOT

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82 Eden Road, Middlesbrough, Cleveland TS4 2SH

Guide price\* £35,000–£40,000



**Three bedroom semi-detached house with projected rental income of £5,100pa making it an ideal buy to let opportunity.**

**Location**

The property is located in a residential suburb to the south of Middlesbrough within easy reach of the James Cook University Hospital. There are local bus routes, commuter routes of the A19 and A66, local parks and Linthorpe village where there is a further range of amenities including shops and facilities.

**Description**

A vacant and well-proportioned double fronted three bedroom semi-detached home offering an ideal buy to let opportunity with projected rental income of £425pcm/£5,100pa from Bridgfords. The property has gas central heating, part double glazing and has neutral décor throughout.

Viewing advised to appreciate generous size and layout.

**Accommodation**

**Ground Floor** Entrance hall, lounge, separate dining room, modern style fitted kitchen and ground floor WC

**First Floor** Three good sized bedrooms and family bathroom/WC

**Outside** The property has lawned gardens and patio style seating area with fence panelling and hedge borders.

**Tenure**

TBC

**EPC**

Energy Efficiency Rating D

**Auction Valuer**

Lucy Crapper ANAVA



**Note**

Plans shown are for information only and are not to scale.

**Viewing**

Strictly by appointment with joint agent Bridgfords Middlesbrough 01642 685230 For any other auction enquiries please call the auction team on 0114 254 1185

