



18 Epping Avenue, Middlesbrough, TS3 7EP

Offers in excess of £90,000

An excellent opportunity to acquire this three-bedroom semi-detached property, situated on Epping Avenue in the popular Park End area of Middlesbrough.

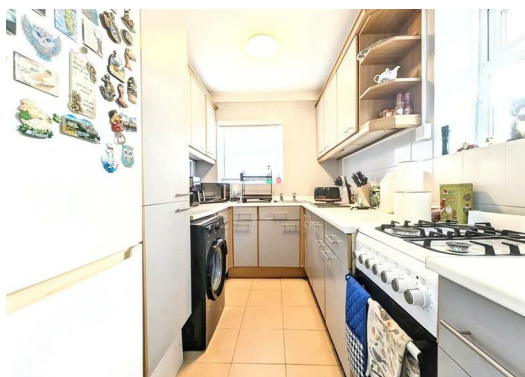
This property presents a fantastic investment opportunity and it is sold with a tenant in situ and generates a healthy yield of 8.1%.

This attractive and well-proportioned three-bedroom home offers approximately 874 sq. ft. of gross internal accommodation, thoughtfully arranged across two floors.

The ground floor features a generous 19'8" lounge with a striking curved bay window, creating a bright and welcoming space for relaxing and entertaining. A separate kitchen sits alongside the dining room, while the impressive conservatory provides an additional versatile living area with views and access to the garden. The entrance hall and staircase complete the ground-floor layout.

Upstairs, the property offers three bedrooms, including a spacious principal bedroom measuring 12'2" x 10'4", together with two further well-proportioned bedrooms. A family bathroom and landing provide practical accommodation for family living.

Epping Avenue is situated within the Park End area of Middlesbrough, forming part of an established residential neighbourhood. The property is particularly well positioned for access to James Cook University Hospital. Local bus stops are also available nearby, including stops serving Evesham Road, Frampton Green, Langridge Crescent and Kelvin Grove. Middlesbrough town centre and the wider Teesside area are accessible by road and public transport, making the location convenient for those commuting for work, education or leisure.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk