



Lichfield Avenue
Eston
Middlesbrough
North Yorkshire
TS6

Offers In Excess Of £86,000

bettermove

Lichfield Avenue

Middlesbrough

Bettermove are proud to present this 1 bedroom terraced bungalow in Eston, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, and gas central heating throughout, with off road parking available via the driveway.

The council tax band is A.

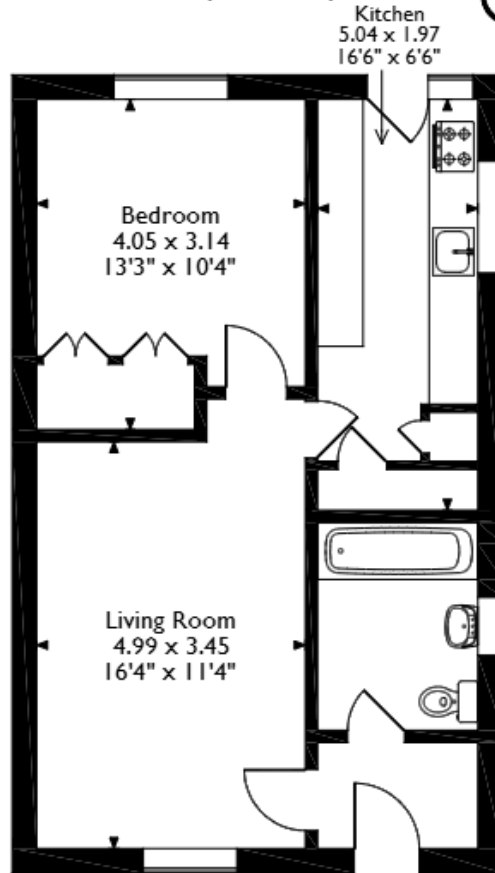
The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, one double bedroom, and a family bathroom. Outside, the property boasts a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the popular town of Eston, Middlesbrough, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from South Bank Train Station, a variety of local bus routes, and quick access to the A66.

This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.



Lichfield Avenue, Eston, Middlesbrough
Approximate Gross Internal Area
50 Sq M/538 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk

Please Note: 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 representations 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.