



G.R.
Estates
unlock your happiness

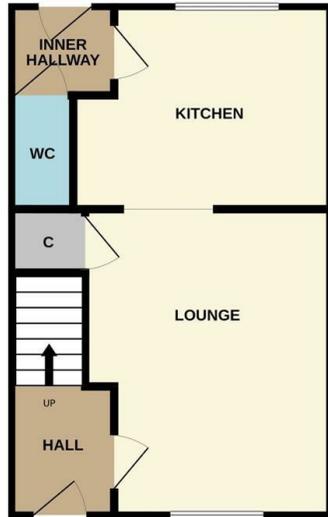


74 Aidan Court, Middlesbrough, TS5 4BP

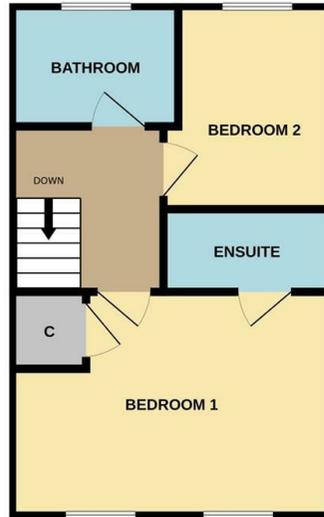
Price Guide £110,000

- Sold with tenant in situ, achieving £795 PCM, representing an approximate 8% gross yield.
- Convenient downstairs toilet room for guests and everyday practicality.
- Modern and stylish design throughout, offering a contemporary living experience.
- Private driveway, offering hassle-free parking.
- Spacious master bedroom with ensuite, providing added privacy and comfort.

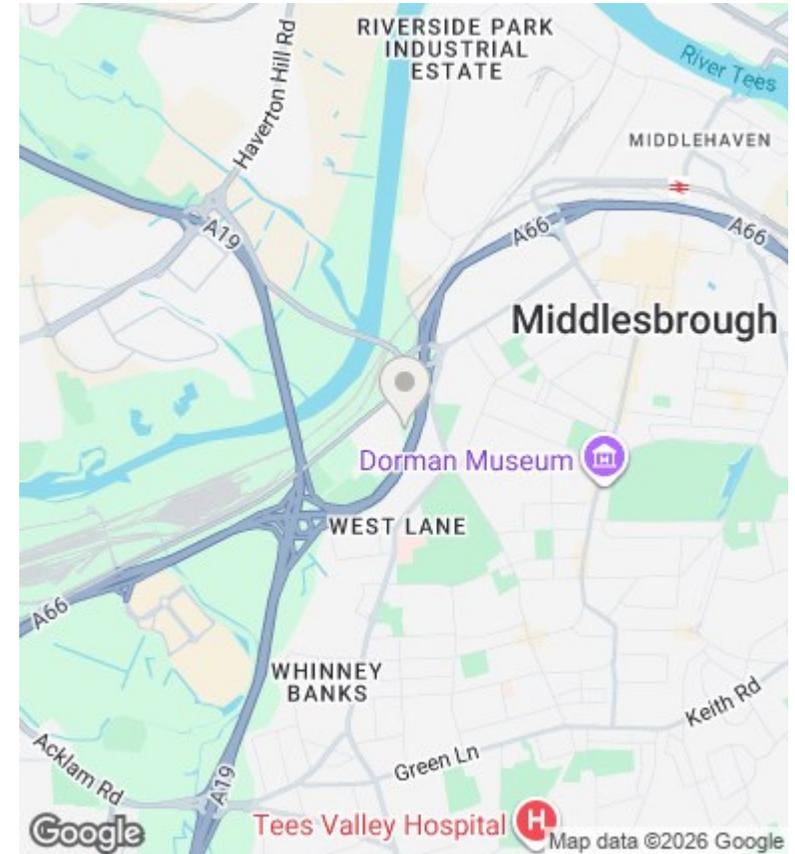
GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan ©2023



Directions

Viewings

Viewings by arrangement only. Call 01642 378022 to make an appointment.

Council Tax Band

B

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	