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12 Belmont Avenue

, Billingham, TS22 5HF

£75,000

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A spacious and well-proportioned two-bedroom first-floor Tyneside flat, positioned within a popular and convenient area of Billingham. Offering approximately 538 sq. ft., the property benefits from two generous bedrooms, a sizeable lounge, modern gas combination boiler, shared garden and an exceptionally long lease with approximately 968 years remaining. With no ground rent or maintenance charge and a potential rental income of around £650 PCM, this is an excellent opportunity for first-time buyers, downsizers and buy-to-let investors alike.

Occupying the first floor of this traditional Tyneside property, this spacious and well-proportioned two-bedroom flat presents an excellent opportunity for first-time buyers, downsizers and investors alike.

The accommodation is noticeably generous throughout, beginning with a welcoming landing providing access to each of the principal rooms. To the front is an impressive lounge measuring approximately 15'1" x 13'5", offering plenty of space for comfortable seating and additional furnishings.

The kitchen is positioned to the rear, while the spacious bathroom offers excellent proportions and completes the main living accommodation.

A particular strength of the property is the size of both bedrooms. Bedroom One measures approximately 12'10" x 11'6", with Bedroom Two similarly generous at approximately 12'10" x 11'2", providing two genuinely well-appointed bedrooms.

The property has benefited from a number of recent improvements, including a gas combination boiler installed in 2021, recently fitted carpets and the replacement of some UPVC double-glazed windows. A valid EICR certificate is also in place, providing further reassurance for both owner-occupiers and prospective landlords.

Externally, the property benefits from access to a shared garden.

As a Tyneside flat, the property offers particularly attractive ongoing costs. Although leasehold, approximately 968 years remain on the lease and we understand there is no ground rent and no maintenance charge payable.

For those considering the property as an investment, there is potential to achieve a rental income in the region of £650 per calendar month, subject to market conditions, representing approximately £7,800 per annum.

Situated within a popular and well-established area of Billingham, Belmont Avenue is conveniently placed for local amenities and transport connections. Combining generous accommodation, minimal leasehold costs and strong investment potential, this is a property that warrants early viewing.

Location

Belmont Avenue is situated within a popular and established residential area of Billingham, offering convenient access to a range of everyday amenities, transport connections and local facilities. Billingham town centre is within easy reach, while nearby road links provide straightforward access towards Stockton-on-Tees, Middlesbrough and the wider Teesside area.

The combination of its convenient position and established residential surroundings makes the property particularly appealing to first-time buyers, downsizers and buy-to-let investors.

Note

Please find the attached brochure, which includes important material information for prospective purchasers. If you would prefer to receive a digital copy, we would be happy to send it to you by email or WhatsApp upon request.

Disclaimer

These particulars are provided in good faith for guidance only and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure their accuracy, Harper & Co Estate Agents Limited cannot guarantee that all information is complete, accurate or up to date. Prospective purchasers should satisfy themselves as to the accuracy of all information by inspection, survey or other appropriate means before proceeding with a purchase.

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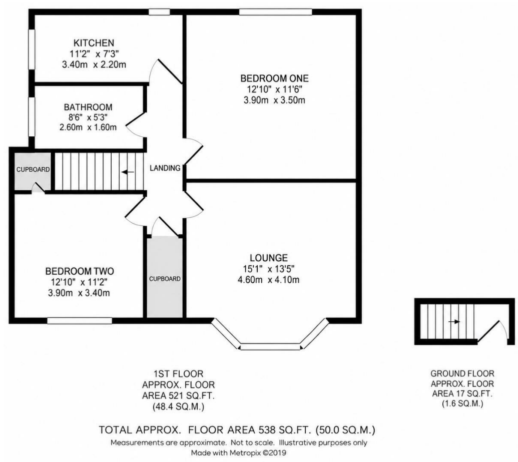
Money Laundering Notice

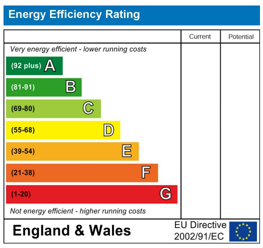
In accordance with Anti-Money Laundering Regulations, all purchasers are required to complete identity and AML verification checks as part of the sales process. A fee of £30 per person applies for these checks. We appreciate your cooperation in helping us meet our legal obligations.

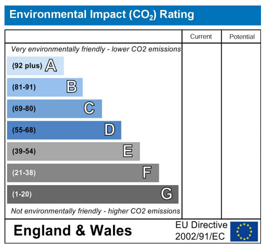
Area Map

Floor Plans



Energy Efficiency Graph





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