Harper & Co
Estate Agents Ltd

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Harrowgate Lane

, Stockton-On-Tees, TS19 8HQ

£70,000

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UPGRADED TWO BEDROOM FIRST FLOOR FLAT | MODERN KITCHEN & SHOWER ROOM | APPROX. 648 SQ FT | CLOSE TO NORTH TEES HOSPITAL | COMMUNAL GARDEN | INVESTMENT POTENTIAL | APPROX. £600 PCM RENTAL POTENTIAL | LEASEHOLD – 103 YEARS REMAINING

A well-presented and upgraded two-bedroom first floor flat offering approximately 648 sq ft of accommodation, ideally positioned on Harrowgate Lane with convenient access to University Hospital of North Tees, local amenities and transport links. Featuring a recently updated kitchen and shower room, modern décor, recently replaced windows and gas central heating via a combi boiler. An attractive option for both owner-occupiers and investors, with an estimated rental potential of around £600 pcm.

Harper & Co are pleased to offer for sale this modern and well-presented two-bedroom first floor flat, situated on Harrowgate Lane, Stockton-on-Tees. Offering approximately 648 sq ft of internal accommodation, the property has been upgraded and is ready to move into, making it an ideal purchase for a first-time buyer, downsizer or buy-to-let investor.

Accessed via a communal staircase, the private accommodation opens into a central hallway leading to a spacious lounge/diner, providing plenty of room for both living and dining furniture.

The recently updated kitchen has a modern finish with fitted units, work surfaces and space for appliances, while the shower room has also been updated to provide a contemporary suite.

There are two well-proportioned bedrooms, with the main bedroom benefiting from the property's corner position and dual-aspect windows, creating a particularly bright and airy room.

Further improvements include recently replaced windows and gas central heating via a combi boiler.

Externally, residents have access to a communal garden with a seating area, while street parking is available to the rear.

The location is particularly convenient for University Hospital of North Tees, making the property potentially attractive to hospital staff and investors, as well as providing easy access to Stockton town centre, everyday amenities and surrounding road links.

For investors, the property could potentially achieve in the region of £600 per calendar month, equivalent to approximately £7,200 per annum. At an asking price of £70,000, this represents a potential gross rental yield of approximately 10.3%, before service charges and other ownership costs.

The property is leasehold with approximately 103 years remaining, with Thirteen Group as leaseholder/landlord and a current charge of approximately £85 four weekly. Buyers should have all lease terms, charges and rental permissions confirmed by their solicitor prior to purchase.

Location

Enjoying a convenient position on Harrowgate Lane, this apartment is exceptionally well placed for everyday amenities, transport connections and access to the wider Stockton area.

Local shops and services are close at hand, while North Tees Hospital and Stockton town centre are easily accessible. Nearby Newham Grange Park and Bishopsgarth provide welcome green space, with Norton also within easy reach for its independent cafés, restaurants and popular village atmosphere.

Excellent connections to the A19 and A66 make travelling throughout the Tees Valley straightforward, creating an appealing location for those seeking convenience, accessibility and amenities close to home.

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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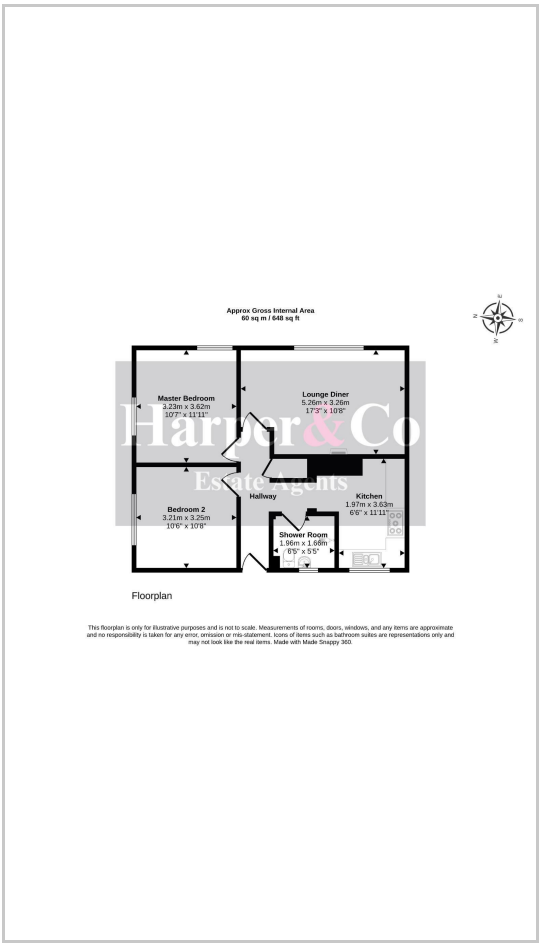
Some photographs may have been digitally enhanced using artificial intelligence (AI) or other editing software for marketing purposes, including but not limited to de-cluttering, improved lighting, sky replacement or minor cosmetic enhancements. Such images are intended to present the property at its best and should not be relied upon as an exact representation of the property's current condition. We recommend that prospective purchasers inspect the property in person to satisfy themselves as to its condition and contents.

Money Laundering Notice

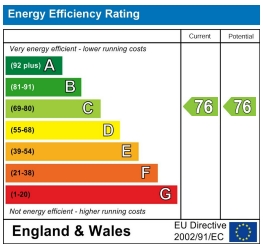
In accordance with Anti-Money Laundering Regulations, all purchasers are required to complete identity and AML verification checks as part of the sales process. A fee of £30 per person applies for these checks. We appreciate your cooperation in helping us meet our legal obligations.

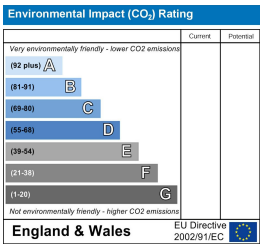
Area Map

Floor Plans



Energy Efficiency Graph





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