



4 Russell Walk

Thornaby, Stockton-On-Tees, TS17 6DJ

Offers in the region of £80,000



Investment Opportunity – Sold With Sitting Tenant. A Well-Maintained Two-Bedroom Modern Home Located In A Popular Residential Area Of Thornaby, Offered For Sale With A Sitting Tenant In Place. The Property Benefits From A Conservatory, Good-Sized Kitchen, Modern Bathroom, And Has Been Kept In Good Order With Valid Gas Safety Certificate And EICR. Ideally Suited To Investors Seeking An Established Rental Property Close To Local Amenities.



Full Description

Offered For Sale As An Investment Opportunity, This Two-Bedroom Mid-Terrace Property Is To Be Sold With A Sitting Tenant, Providing Immediate Rental Continuity For The Incoming Purchaser.

The Property, Believed To Have Been Constructed In The 1980s/1990s, Offers Well-Proportioned Accommodation Throughout. The Ground Floor Comprises A Comfortable Living Area, A Generous Kitchen, And A Bright Conservatory Providing Additional Living Space. To The First Floor Are Two Bedrooms And A Modern Family Bathroom.

The Home Is Well Maintained, With Current Gas Safe Certification And EICR In Place, Offering Reassurance To Landlords. Situated Within Easy Reach Of Local Shops, Schools, Transport Links, And Amenities, The Property Remains A Popular Choice For Tenants.

An Excellent Opportunity For Investors Looking To Add A Low-Maintenance, Tenant-Occupied Property To Their Portfolio.

Location

Situated Within A Modern And Popular Residential Development In Thornaby, 4 Russell Walk Enjoys A Convenient Position Close To A Wide Range Of Local Amenities. Thornaby Town Centre Is Within Easy Reach, Offering Supermarkets, Shops, Cafés And Leisure Facilities, While Well-Regarded Schools And Everyday Services Are Also Nearby.

The Property Benefits From Excellent Transport Links, With Thornaby Railway Station Close At Hand Providing Direct Services To Middlesbrough, Darlington And Beyond. The A66, A19 And A174 Road Networks Are Easily Accessible, Making Commuting Throughout Teesside And The Wider North East Straightforward.

For Leisure And Recreation, The River Tees, Preston Park And Teesside Retail & Leisure Park Are All Within A Short Distance, Offering Scenic Walks, Green Spaces, Shopping And Dining Options. The Location Combines Modern Living With Strong Connectivity And Local Amenities, Making It An Ideal Choice For A Range Of Buyers.

St Patricks Catholic Primary School - 8 Minute Walk, 3 Minute Drive

Harewood Primary School - 8 Minute Walk, 3 Minute Drive

St Patricks Catholic College - 24 Minute Walk, 6 Minute Drive

Thornaby Academy - 27 Minute Walk, 6 Minute Drive

All Distance Times As Suggested By Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers. The Tenant Is On A Rolling Month To Month Tenancy Agreement.

Disclaimer

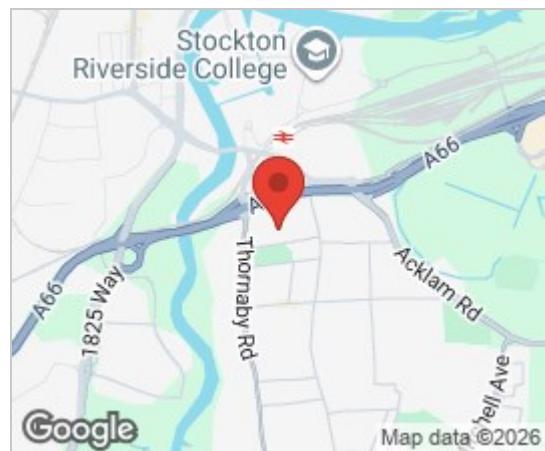
Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

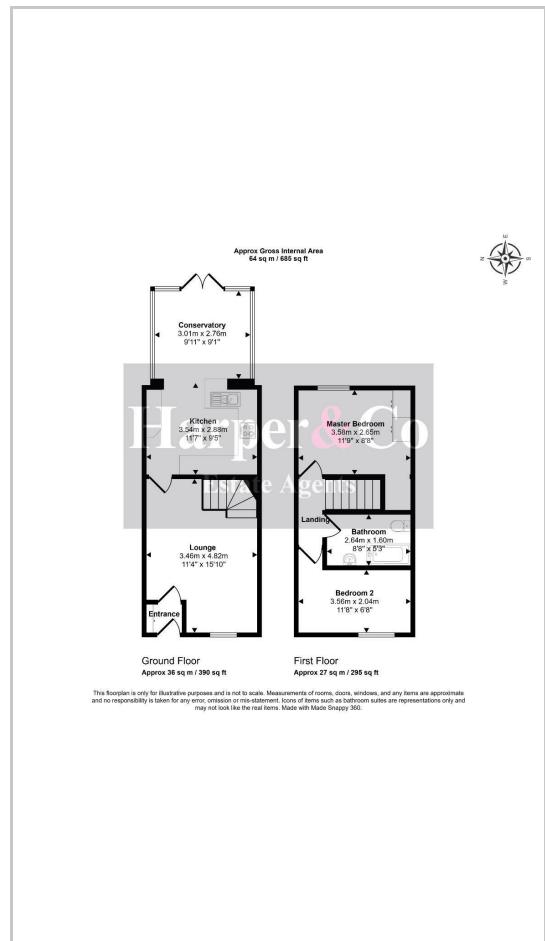
Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

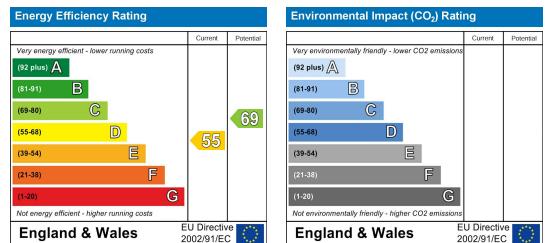
Area Map



Floor Plans



Energy Efficiency Graph



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 representation 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.