



3 Lincoln Place  
Stockton-On-Tees, TS17 8AZ

Asking Price £85,000

## 3 Lincoln Place

Stockton-On-Tees, TS17 8AZ



- Ideal first-time buy or buy-to-let investment
- Gardens to front and rear
- Sought-after Thornaby location – close to schools, local amenities, and transport links
- Two well-proportioned bedrooms
- Driveway providing off-street parking
- Projected Rental Income of £700PCM
- Spacious lounge and modern kitchen
- Gas central heating & double glazing
- Suitable for BTL or Social Housing Investment. Speak to Our Investor Relations Team!

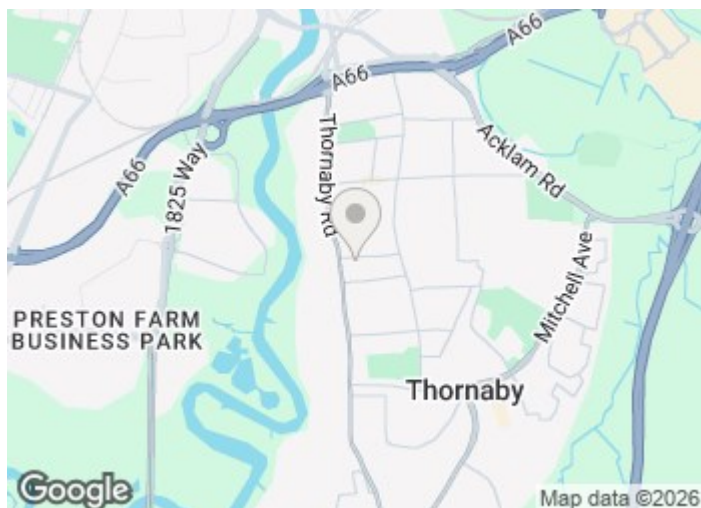
Ideal for First-Time Buyers or Buy-to-Let Investors

Situated in a quiet residential area of Thornaby, this well-maintained two-bedroom home on Lincoln Place offers stylish and comfortable living with the added benefits of gardens to the front and rear, as well as a private driveway.

Internally, the property features a bright and spacious lounge, a modern fitted kitchen with space for dining, and two generously sized bedrooms. The bathroom is tastefully finished, providing a clean and functional space for daily living.

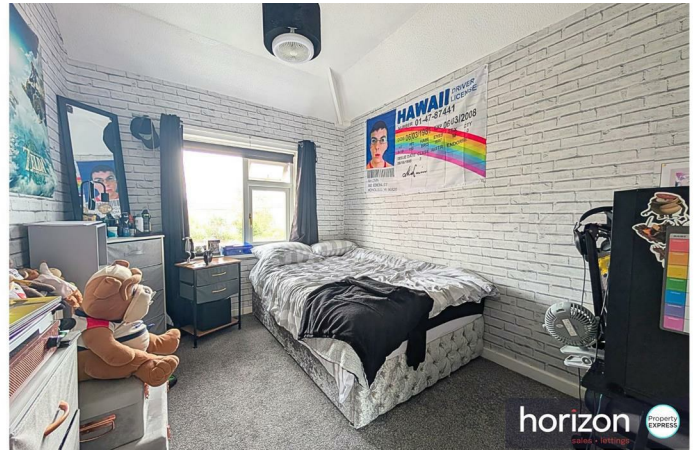
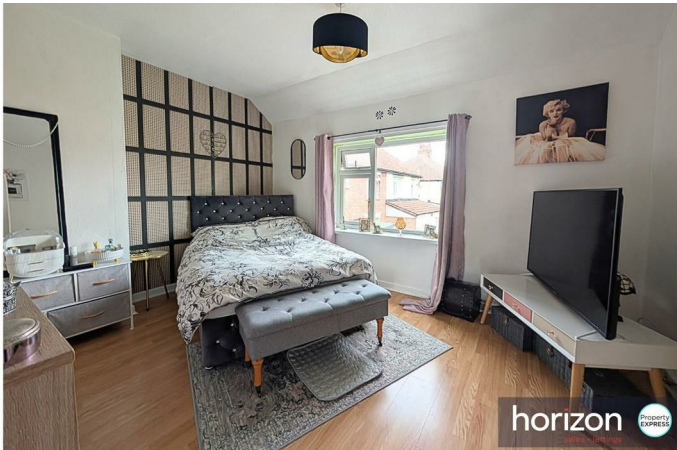
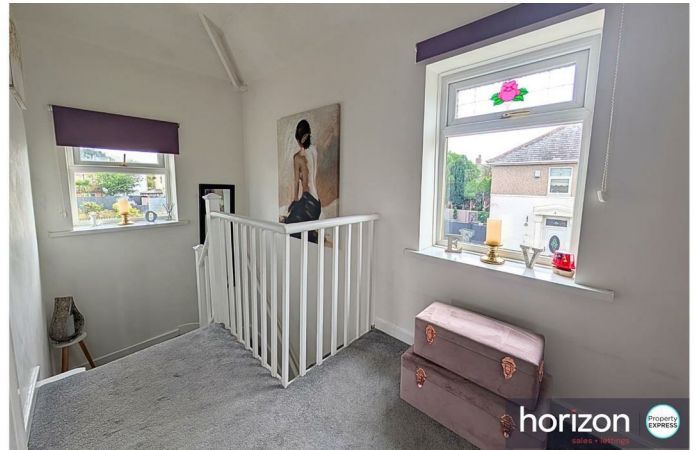
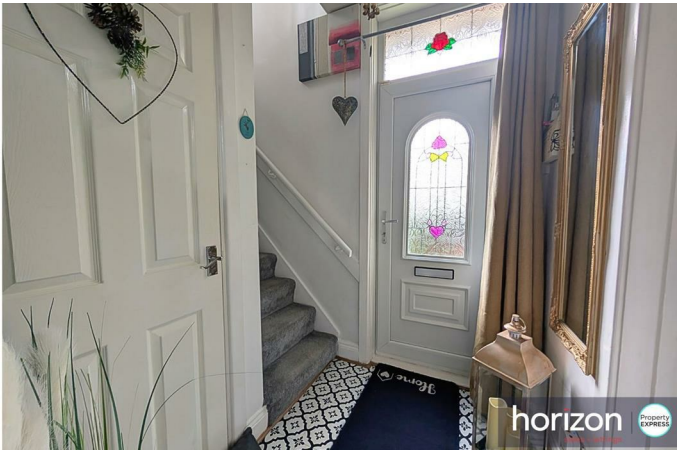
Outside, the property is complemented by a lawned front garden, a private rear garden ideal for relaxing or entertaining, and a driveway for off-street parking – a rare bonus in this price range.

Buyers Premium Fee Applicable of £3,600+VAT



Directions





Floor Plan



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