



18 Etherley Close  
Stockton-On-Tees, TS19 8HX

Fixed Asking Price £39,999

# 18 Etherley Close

Stockton-On-Tees, TS19 8HX



- Excellent Investment Opportunity
- Fitted kitchen with ample storage and workspace
- Buyers Premium Fee of £3,000+VAT
- 1 Bedroom Apartment
- Income of £410PCM / £4,920PA
- Three Piece Bathroom Suite
- Rental Yield of 10.9%

A fantastic opportunity for buy-to-let investors – this well-presented 1 bedroom purpose-built flat is located on the quiet residential cul-de-sac of Etherley Close, in the heart of Stockton-on-Tees.

The property is being sold with a sitting tenant in place, offering immediate rental income from day one paying £410PCM who has resided here since 2010, and priced to offer exemption from SDLT!

Situated on the first floor (or ground floor – the flat comprises:

A spacious double bedroom

Bright and airy living room

Fitted kitchen with ample storage and workspace

Three-piece bathroom suite

Private entrance

Conveniently positioned close to local shops, schools, and excellent transport links, this property is ideal for those seeking a low-maintenance, income-generating investment.

Current rental income and tenancy details available on request.

Buyers Premium Fee Applicable of £2,000+VAT



[Directions](#)



# Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

57 Gilkes Street, Middlesbrough, TS1 5EL  
Tel: 01642 989679 Email: [contact@horizonsaleslettings.co.uk](mailto:contact@horizonsaleslettings.co.uk) <https://www.horizonsaleslettings.co.uk/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	