







*** IDEAL INVESTMENT OPPORTUNITY ***

An excellent opportunity for investors to acquire this spacious property, which has been converted into TWO SELF-CONTAINED ONE BEDROOM FLATS, each benefiting from its own kitchen and bathroom facilities.

The property could generate a rental income of approx £525 per calendar month (£6,300 per annum), per flat, offering an attractive investment opportunity with the potential for a rewarding rental yield.

Both flats offer well-proportioned accommodation with high ceilings, creating a wonderful sense of space throughout. The ground floor flat benefits from direct access to the enclosed rear yard, providing useful outdoor space. The first floor flat offers a versatile layout, with the original lounge currently utilised as a bedroom and the original bedroom serving as the lounge.

Occupying a set-back position off Durham Road, the property is conveniently situated within easy reach of Stockton Town Centre, local amenities and public transport links, with a bus stop nearby.

An ideal addition to an existing property portfolio or an excellent opportunity for those looking to enter the buy-to-let market. EARLY VIEWING RECOMMENDED.

Durham Road, Stockton-On-Tees, TS19 0BP
2 Bed - House - Mid Terrace
£90,000
EPC Rating: C
Council Tax Band: A
Tenure: Freehold

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Ground Floor
Main entrance door, flooring, stairs to Flat B.

Flat A

Hallway
Flooring, storage cupboard.

Lounge
Double glazed window to front aspect, flooring, radiator.

Bedroom
Double glazed window to rear aspect, flooring, radiator.

Kitchen
Side access door to yard, double glazed window to side aspect, flooring, breakfast bar.

Utility Area
Double glazed window to side aspect, boiler, access to bathroom.

Bathroom
Double glazed window to side aspect, bath, shower, wash hand basin, WC.

Rear Yard

Upper Flat B
Entrance to flat, loft access, part flooring/part carpet, radiator, storage cupboard, double glazed window to side aspect.

Lounge
Double glazed window to rear aspect, flooring, radiator.

Bedroom
Two double glazed windows to front aspect, flooring.

Bathroom
Bath, shower, wash hand basin, WC.

Kitchen
Double glazed window to side aspect, boiler, flooring.





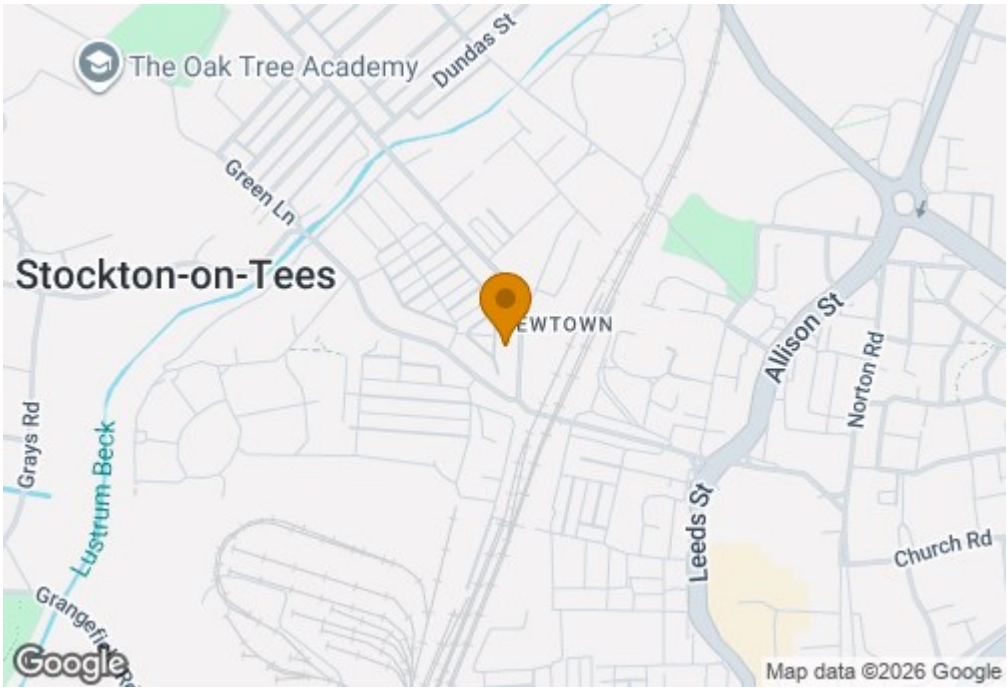






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Approximate total area[1]

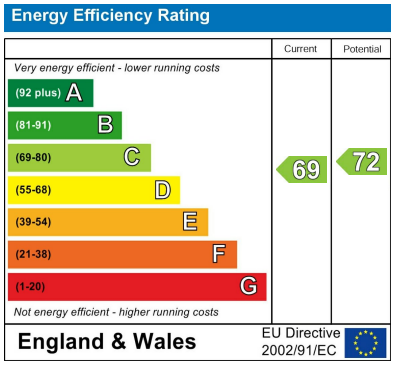
1179 ft²

109.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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