



Pennyroyal Road, Preston Farm, Stockton-On-Tees, TS18 3TY

A well presented one bedroom ground floor apartment with balcony, located in a riverside setting.

The property features an open plan kitchen and living area with patio doors to the balcony, double bedroom and a modern three-piece bathroom. Additional features include uPVC double glazing, an allocated parking space as well as visitors' parking and NO ONWARD CHAIN, making it an ideal option for first-time buyers or investors. The property offers a potential rental income of around £575 per calendar month, providing an attractive return for investor buyers.

Conveniently located close to Ingleby Barwick, Eaglescliffe, and Stockton, with easy access to the A66 and A19. The apartment is a short walk from the River Tees and within easy reach of Preston Park, offering both a practical and well-connected location for commuters and local amenities.

£65,000



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HALL
7'1" x 3'7" (2.16 x 1.09)

LOUNGE/KITCHEN
9'9" x 18'6" (2.97m x 5.64m)

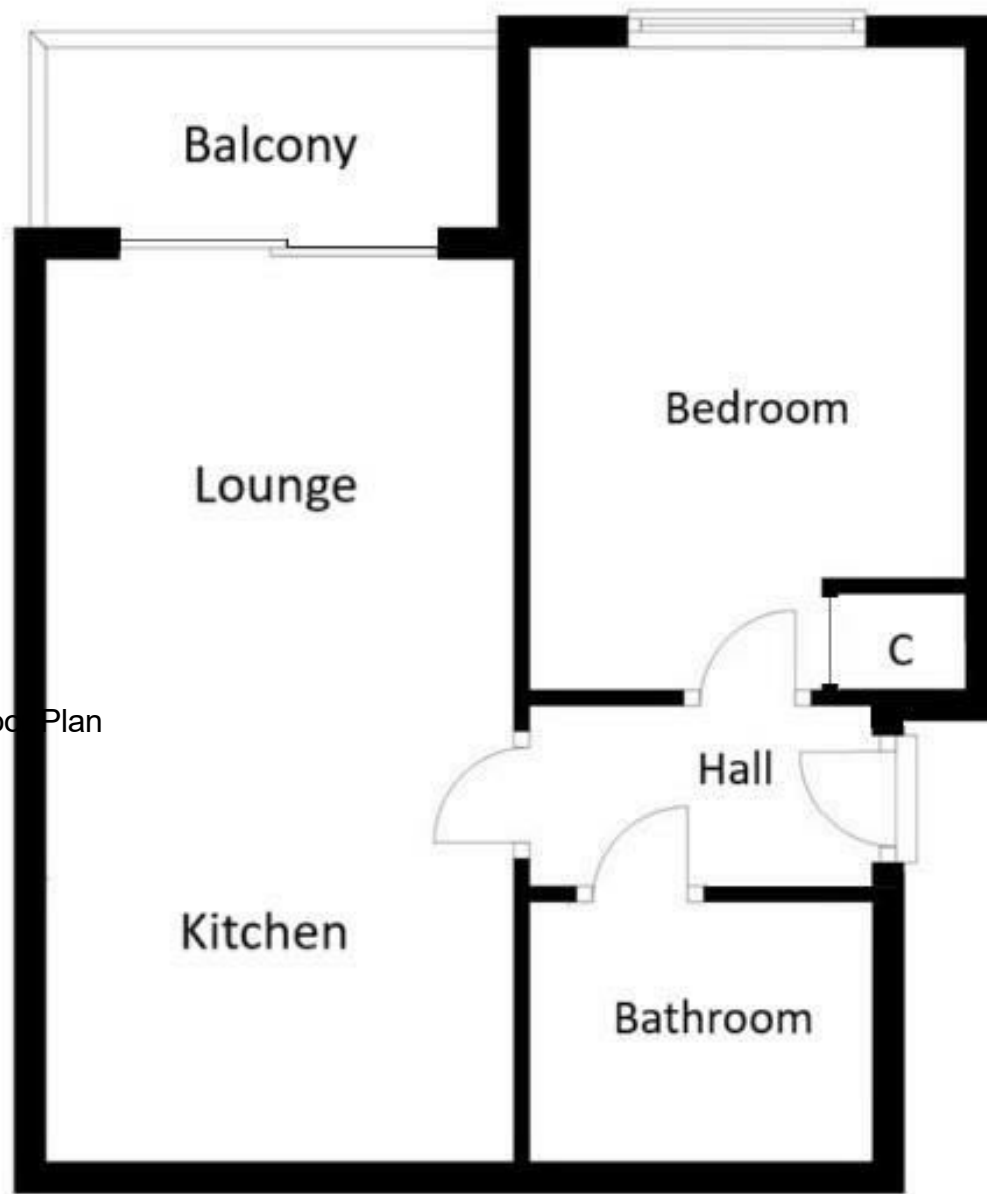
BEDROOM
12'10" x 9'0" (3.91 x 2.74)

BATHROOM
6'7" x 5'7" (2.01m x 1.70m)

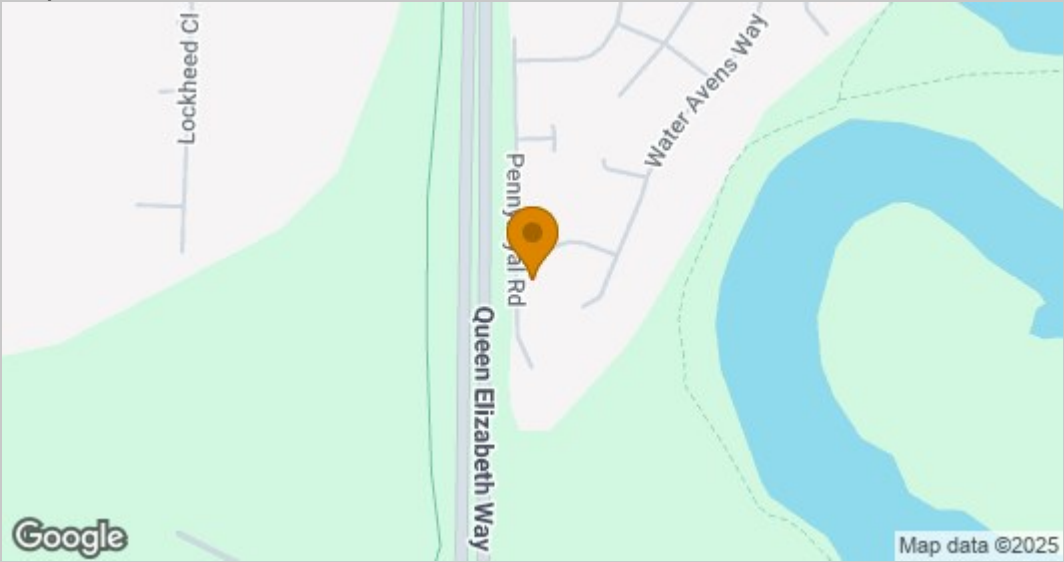
AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



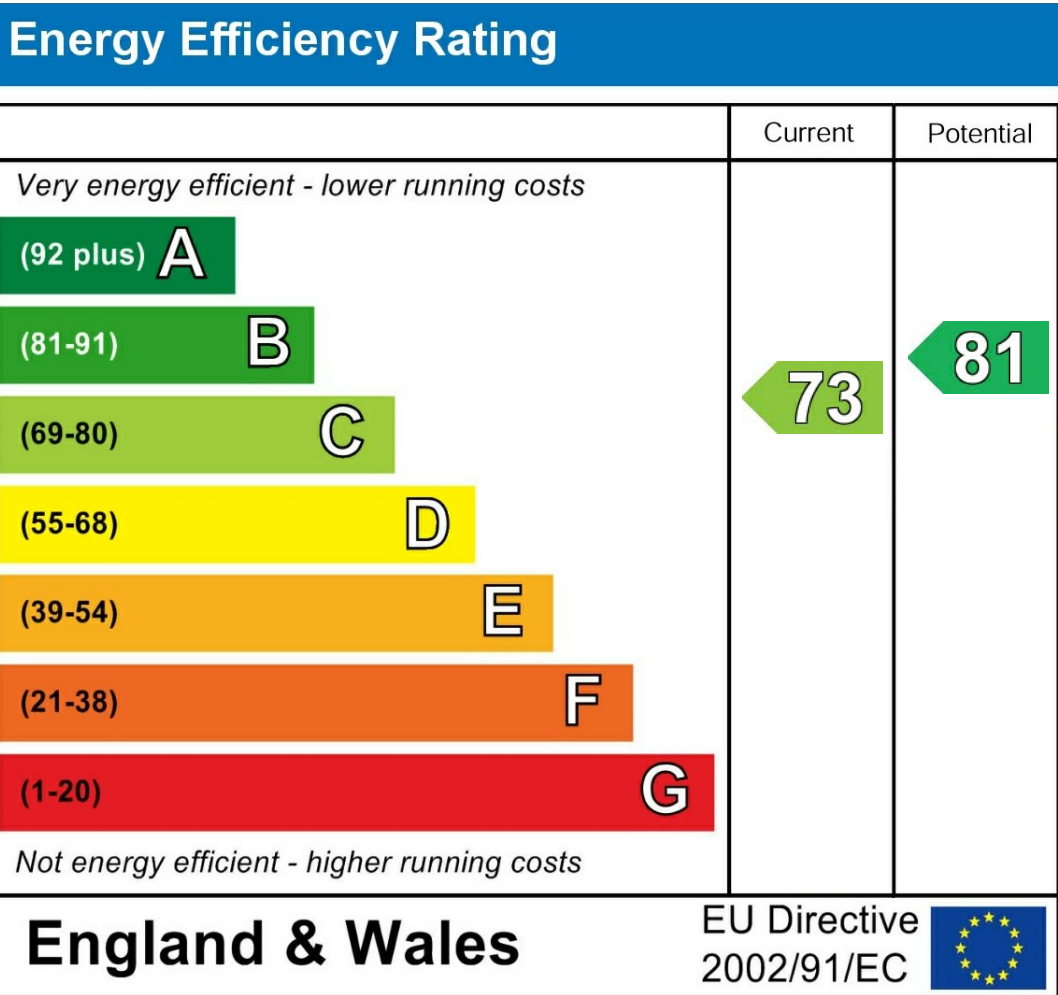
Floor Plan



Map



EPC graph



VIEWING
Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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.