



Ibstone Walk, Hardwick, Stockton-On-Tees, TS19 8DU

****SOLD WITHIN 7 DAYS****

A spacious three bedroom, mid terraced home located in the Hardwick area of Stockton-on-Tees, this property is ideally suited to investors or first time buyers and is available to purchase with no onward chain.

The accommodation briefly comprises an entrance porch, a generous lounge with stairs leading to the first floor, a separate dining room, and a fitted kitchen that provides access to the enclosed rear garden. Upstairs, the first floor landing leads to three good sized bedrooms and a family bathroom.

Externally, the property offers enclosed gardens to both the front and rear. The rear garden includes two brick-built storage sheds and double gates, offering the potential for off road parking. The home also benefits from gas central heating and double glazing throughout.

With a current rental potential of £575 to £625 per calendar month - yielding approximately 10.71% - this property presents a strong investment opportunity. This home is equally appealing to those taking their first step onto the property ladder. Gowland White are a SALES and LETTINGS Agent, please feel free to call and obtain further information or advice regarding all aspects of buying and letting.

£70,000



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TS19 8DU**

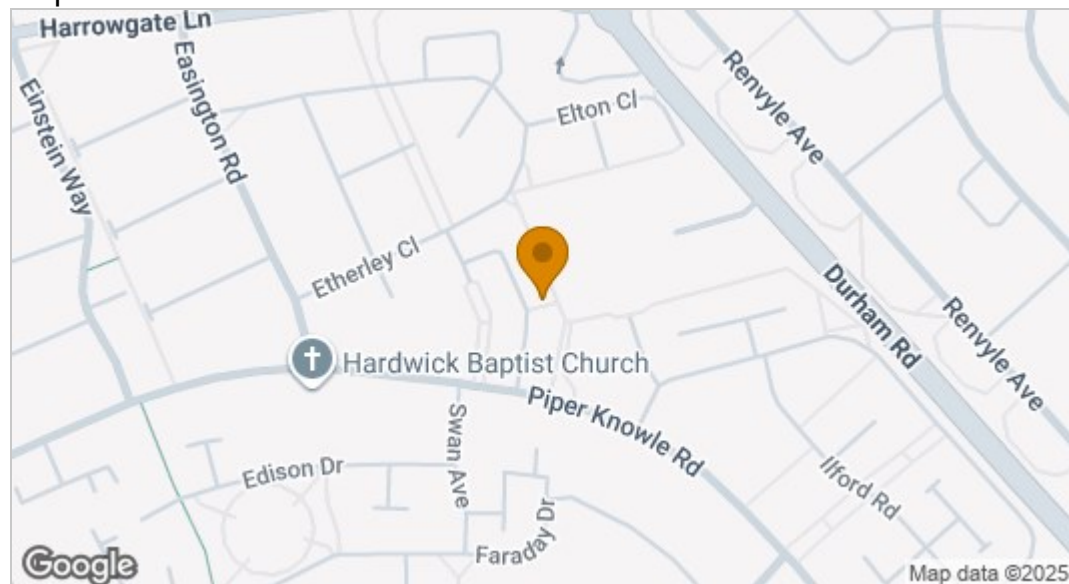
- PORCH**
5'11" x 4' (1.80m x 1.22m)
- LOUNGE**
18'5" x 13'3" (5.61m x 4.04m)
- DINING ROOM**
9'2" x 9'1" (2.79m x 2.77m)
- KITCHEN**
9'2" x 8'10" (2.79m x 2.69m)
- LANDING**
- BEDROOM ONE**
11'7" x 10'2" (3.53m x 3.10m)
- BEDROOM TWO**
10' x 9'2" (3.05m x 2.79m)
- BEDROOM THREE**
8'7" x 7'11" (2.62m x 2.41m)
- BATHROOM**
8' x 5'6" (2.44m x 1.68m)

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.

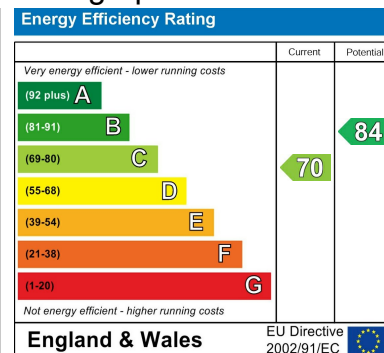




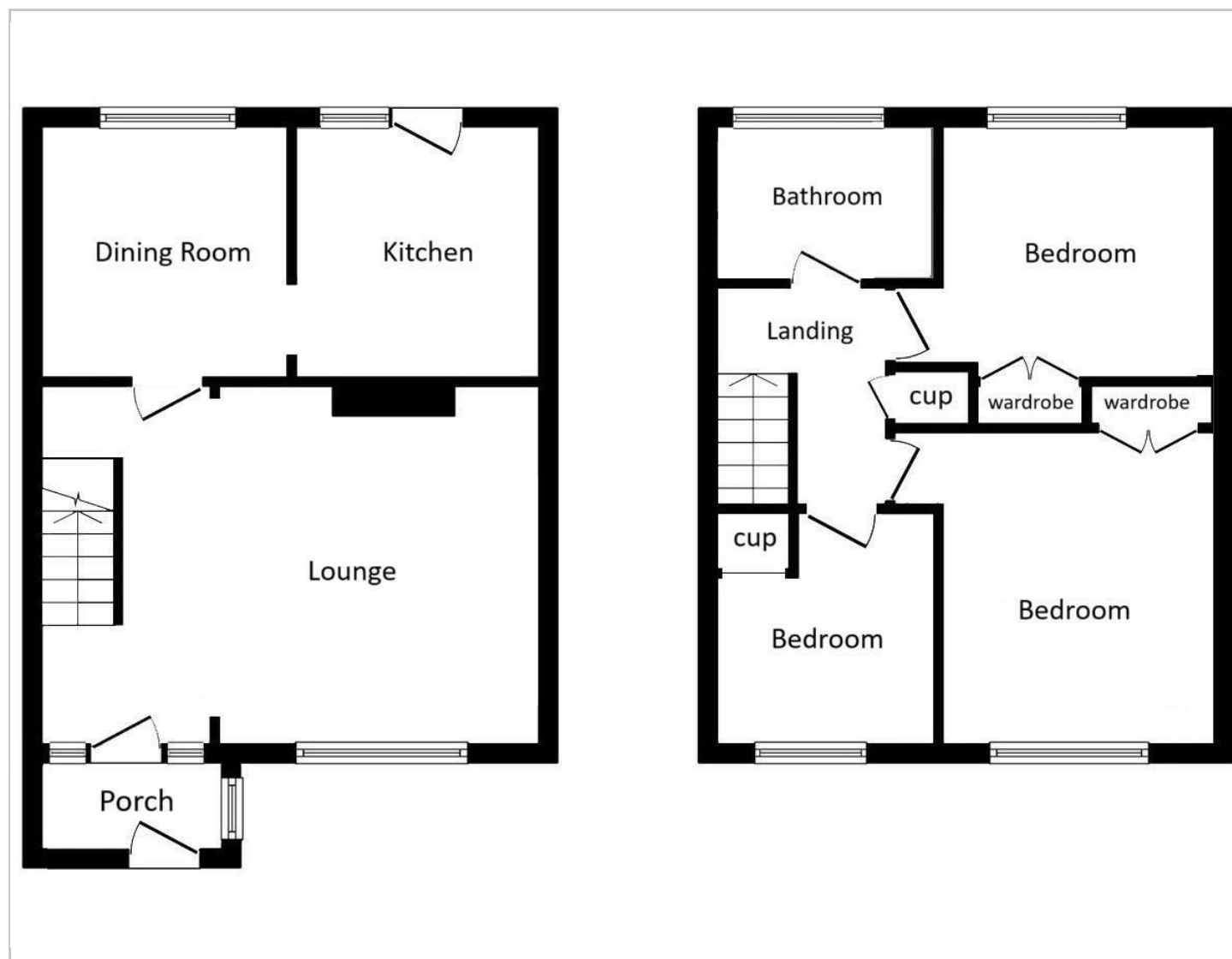
Map



EPC graph



Floor Plan



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