



172 High Newham Road

, Stockton-On-Tees, TS19 8NT

Offers in the region of £140,000



Potential To Create A 4th Bedroom & Benefits From Having Three Bathrooms! Within Walking Distance To North Tees General Hospital - Offered To The Market With No Onward Chain And Vacant Possession, This Immaculately Presented Three-Storey End Terrace Family Home Has Been Recently Redecorated Throughout, Benefiting From Freshly Painted Walls And Brand-New Carpets/Flooring For A Truly Move-In Ready Feel.

Perfect For First-Time Buyers Or Investors – This Property Offers An Excellent Opportunity Either As A Comfortable First Home Or A Lucrative Buy-To-Let Investment, With Potential Rental Income In The Region Of £900–£950 Per Calendar Month. Well-Presented And Ideally Located Close To North Tees Hospital, It Combines Strong Yield Potential With Lasting Appeal.



Full Description

The Ground Floor Offers A Welcoming Entrance Hall, Spacious Bedroom, Modern Bathroom, And Separate Utility Room, As Well As Internal Access To The Garage. The Heart Of The Home Is Found On The First Floor With A Light And Airy Lounge Featuring A Charming Feature Fireplace, Alongside A Stylish Open-Plan Kitchen/Diner – Perfect For Entertaining.

The Second Floor Is Home To Two Generously Sized Bedrooms, Each Boasting Its Own En-Suite Shower Room, Offering Privacy And Comfort For Family Or Guests.

Outside, The Property Enjoys An Enclosed Rear Garden Laid To Lawn With A Patio Seating Area, And A Driveway Providing Off-Road Parking For Multiple Vehicles. An Integral Garage Offers Excellent Storage Or Potential For Conversion (Subject To Planning Permission).

Energy Efficiency Rated C Along With Gas And Electrical Safety Certificates In Place, Giving Added Peace Of Mind. This Property Is A Superb Choice For Families, Professionals, Or Investors Seeking A Modern, Low-Maintenance Home In A Popular Residential Location.

Location

High Newham Road Can Be Accessed via Harrowgate Lane, Turning Left Onto Scurfield Road, Taking The 2nd Exit At The Roundabout And Turning Left At the 2nd Roundabout Onto High Newham Road.

- North Tees University Hospital - 5 Minute Walk
- Harrowgate Primary Academy - 4 Minute Drive, 13 Minute Walk
- Hardwick Green Academy - 3 Minute Drive, 7 Minute Walk
- Outwood Academy Bishopsgarth - 3 Minute Drive, 12 Minute Walk
- Stockton Sixth Form College - 7 Minute drive, 30 Minute Walk
- A66 - 7 Minute Drive

Distance Times As Suggested By Google Maps

Note

Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

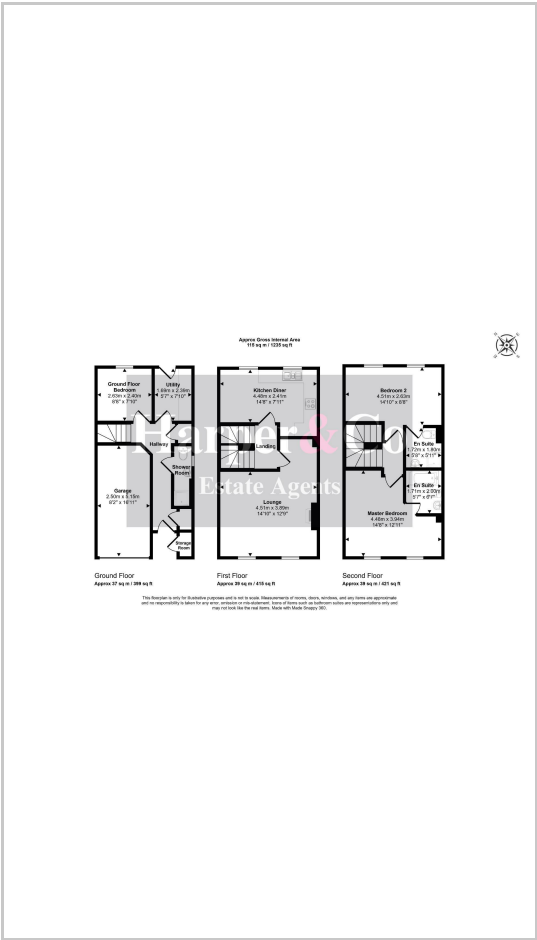
Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

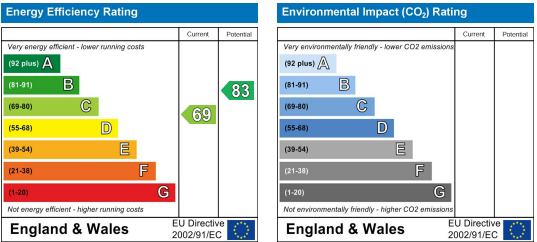
Area Map



Floor Plans



Energy Efficiency Graph



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