



## 74 Densham Drive

, Stockton-On-Tees, TS18 3NY

**Offers in excess of £110,000**

\*\* BEING SOLD WITH A TENANT IN SITU - CURRENTLY PAYING £625PCM THUS A YIELD OF JUST UNDER 7% AT ASKING PRICE \*\*

A MODERN THREE BEDROOM END OF TERRACE PROPERTY LOCATED IN THIS CENTRAL LOCATION WITHIN STOCKTON ON TEES, CLOSE TO THE A66 AND THE A19 / POSITIONED WITHIN A CORNER OF THIS CUL-DE-SAC / PRESENTED TO A GOOD STANDARD, WITH MODERN FIXTURES AND FITTINGS THROUGHOUT AND WITH GARDENS TO FRONT AND REAR AND ALLOCATED PARKING WITH ADDITIONAL VISITOR PARKING / A FAMILY BATHROOM AND ADDITIONAL ENSUITE SHOWER ROOM TO THE MASTER BEDROOM, WITH A CONVENIENT DOWNSTAIRS CLOAKROOM TO THE GROUND FLOOR / UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING / EPC RATING 'C' / A BETTER QUALITY OF INVESTMENT FOR ANY INVESTOR WHICH MUST BE VIEWED FOR THE PROPERTY TO BE FULLY APPRECIATED

- EPC RATING C - 78/90 - EXPIRES 19/5/29
- CP12 IN DATE UNTIL 21/3/24 AND EICR 30/4/26
- THERE IS A BUYERS PREMIUM OF £2,000 + VAT WITH THIS PROPERTY

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



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