



## 23 Zetland Road

, Stockton-On-Tees, TS19 0EQ

**Offers in excess of £70,000**

A HIGHLY SPACIOUS FORECOURT FRONTED AND BAY WINDOWED TWO BEDROOM TERRACED PROPERTY LOCATED JUST OFF DURHAM ROAD IDEALLY LOCATED FOR ACCESS INTO BOTH STOCKTON TOWN CENTRE, TO THE NORTH TEES HOSPITAL AND ALSO THE A19 AND A66 ROADLINKS. BEING SUITABLE AS BOTH A POTENTIAL FIRST TIME BUY, A FAMILY HOME OR AS AN INVESTMENT THE PROPERTY OFFERS SPACIOUS ROOM SIZES THROUGHOUT BRIEFLY COMPRISING OF AN ENTRANCE HALL, TWO RECEPTION ROOMS, A KITCHEN AND AN ADDITIONAL UTILITY ROOM TO THE GROUND FLOOR. TO THE FIRST FLOOR THERE ARE TWO DOUBLE BEDROOMS, AND A SPACIOUS FAMILY BATHROOM. THE PROPERTY ALSO BENEFITS FROM A MODERN KITCHEN AND A BATHROOM AS WELL AS UPVC DOUBLE GLAZING. BEING SOLD WITH NO ONWARD CHAIN MEANS SWIFT POSSESSION IS AVAILABLE. THE PROPERTY ALSO BENEFITS FROM A GARDEN TO THE REAR.

- Modern high gloss finish Kitchen with some integrated appliances with additional Utility Room located behind.
- Very well sized Family Bathroom to the first floor with modern white suite (could be utilised as a further Bedroom if ripped out and the property reconfigured)
- Two spacious reception rooms and two double Bedrooms.
- High potential to be converted into a 'single room let' / HMO property
- EPC Rating - 'C' - 76/88
- Expected rental income of £575 pcm to £600 pcm thus a potential yield of around 10%
- Property will be vacant on possession

### 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.



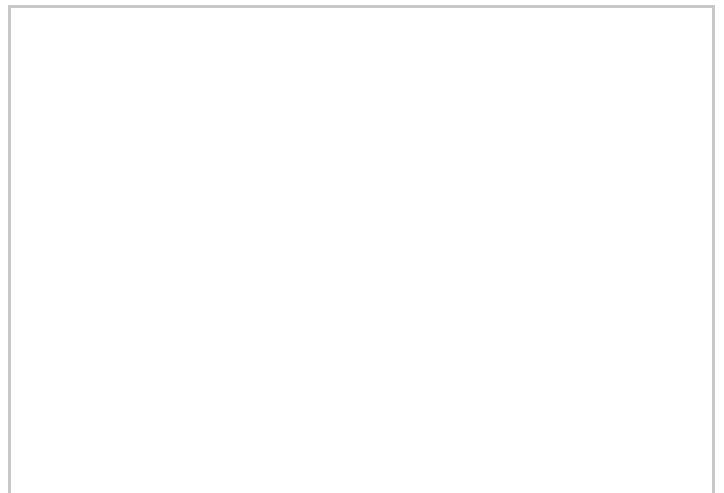
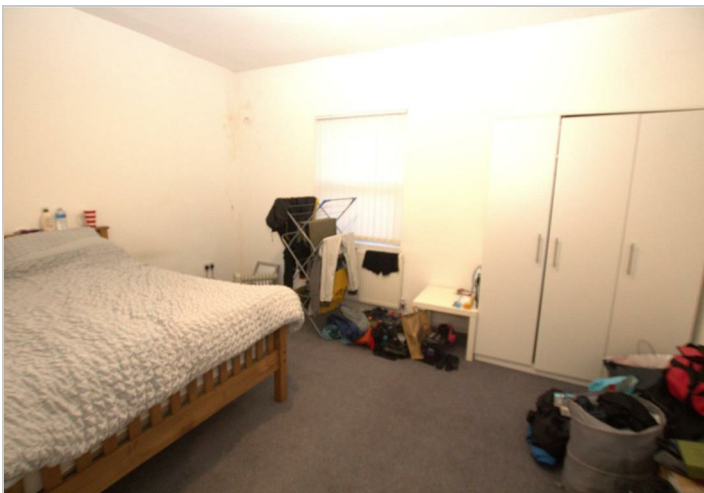
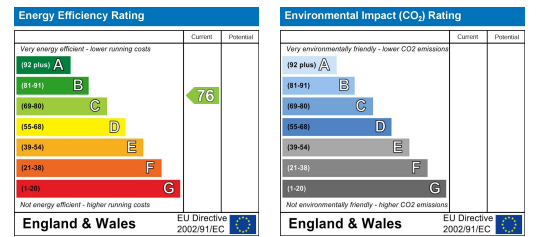
# Floor Plan



# Area Map



# Energy Efficiency Graph



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