



A unique investment opportunity to purchase this block of four self-contained flats. The property itself has the accommodation spread over three floors and consists of communal entrance hall and stairways, two flats have lounge/kitchen with a separate bedroom and shower room and two flats are of a bed-sit style with separate shower room. We have been advised that that flat 2 & 3 are let and getting £350pcm each, 5 rented at £400 pcm & 6 rented at £350pcm . On these figures the accommodation alone is generating circa £1,450 per month and £17,400 per annum which equates to an 8% yield.

An Amazing Investment Opportunity

Hartington Road, Stockton-On-Tees, TS18 1HD

4 Bedroom - House

£140,000

EPC Rating:

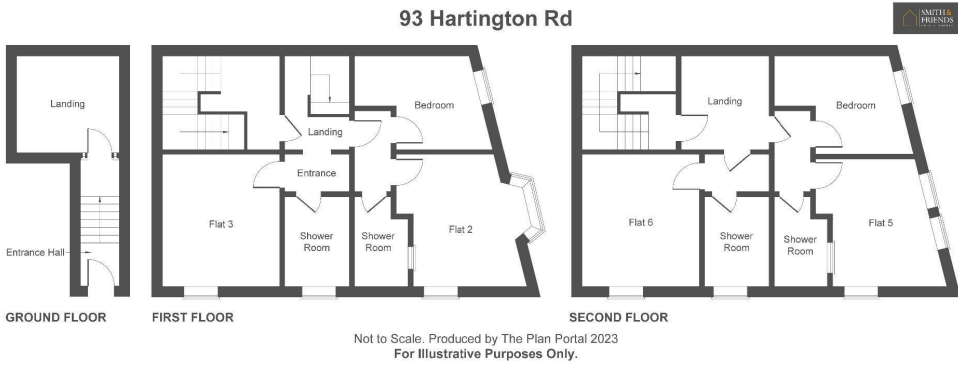
Tenure: Freehold

Council Tax Band:



**SMITH &
FRIENDS**
ESTATE AGENTS

Hartington Road, Stockton-On-Tees, TS18 1HD



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	