



FOUR SEPARATE FLATS, GARAGE/WORKSHOP WITH GATED ACCESS.

Excellent purchase !!! This has retail planning permission & was previously used as a car showroom with workshop. Smith & Friends are delighted that this opportunity has come to the market to purchase four separate flats in total and a garage/workshop unit with gated access. Two of the flats already have long term tenants in situ, the third flat was rented in September 2024 and the fourth flat is empty. The whole unit plus flats come for sale under one title and are all set up ready to proceed. The location is fantastic being central to Stockton Town Centre. Please contact 01642 607555 for more in depth information.

The property is freehold

**Brunswick Street, Stockton-On-Tees, TS18 1DR**  
**6 Bed - Block of Flats**  
**Fixed Asking Price £190,000**  
**EPC Rating: E**  
**Council Tax Band: A**  
**Tenure: Freehold**



# Brunswick Street, Stockton-On-Tees, TS18 1DR

## FIRST FLAT

### HALLWAY

Carpet.

### KITCHEN

Flooring, stainless steel sink and drainer.

### LIVING ROOM

Double glazed window, electric fire and storage cupboard.

### BEDROOM

Window, carpet and built-in storage cupboard.

### BATHROOM

WC, wash hand basin, bath and shower.

## SECOND FLAT

### HALLWAY

'L' shaped hallway accessed via entrance door with flooring.

### LOBBY

Flooring.

### LIVING ROOM

Double glazed window, flooring, fire and surround and archway which is open plan with the kitchen.

### KITCHEN

Electric hob and oven with extractor fan hood, part tiling, stainless steel sink and drainer.

### BEDROOM 1

### BEDROOM 2

Double glazed window, carpet and built-in wardrobe.

### BATHROOM

Bath, shower, WC, wash hand basin, extractor fan, airing cupboard, flooring and loft access.



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			
<b>England &amp; Wales</b>			
		53	76
		EU Directive 2002/91/EC	

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 Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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