



\*\*\*Attention Rental investors - to be sold with sitting tenant, currently paying £600pcm\*\*\*

A smart and well presented three bedroom mid terraced house comprising of entrance hallway, lounge, dining area, kitchen, landing, three bedrooms and bathroom/WC. Benefits from gas central heating, uPVC double glazing, garden to rear and driveway to the front.

The property is currently achieving a yield of 8.4% per annum.

**Dinsdale Road, Hardwick, Stockton-On-Tees, TS19 8NE**

**3 Bed - House - Terraced**

**£85,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



# Dinsdale Road, Stockton-On-Tees, TS19 8NE

- Reception
- Bedroom
- Bedroom
- Bedroom
- Kitchen



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	67	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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