



St. Cuthberts Road, Stockton-on-Tees, TS18 3JY

BRAND NEW TERRACE HOUSE | Viewings And Offers Invited | NO ONWARD CHAIN | Ideal For Investors And First Time Buyers

Potential Gross Yield Of Up To 6% | Two Double Bedrooms | Private Residents Parking | Well Placed For Amenities And Transport Links

Offers In Region Of: £104,995

HUNTERS®
HERE TO GET *you* THERE

St. Cuthberts Road, Stockton-on-Tees, TS18 3JY

BE THE FIRST TO LIVE IN THIS BRAND NEW MID TERRACE HOME!

Viewings and offers are invited on this newly built end of terrace home in the ever popular town of Stockton On Tees.

Well placed for local amenities and transport links, the property is certain to attract attention from investors and first time buyers alike with a potential gross yield of up to 6% based on a residential income of £500PCM.

Approached via an enclosed paved courtyard, the front door to the property opens into the entrance hallway offering access into the lounge and to the staircase to the first floor.

The downstairs accommodation comprises of the lounge, overlooking the front aspect of the property with access to the Kitchen.

The kitchen has a variety of built in units and includes an integrated oven, gas hob and extractor fan and offers access to the downstairs cloakroom.

Upstairs are two bedrooms and the family bathroom.

Both bedrooms are double sized rooms.

The family bathroom is made up of a white three piece suite comprising of a hand basin, low level wc and bath tub with overhead shower.

Externally the property offers off road parking to the rear of the development.

Available to view immediately and offered with no onward chain, contact HUNTERS TEESSIDE to arrange your appointment to view.

- Please note photos and description are typical of properties but subject to change as development progresses.

ENTRANCE HALL

LOUNGE

2.90m (9' 6") x 4.28m (14' 0") Max Measurements

KITCHEN

3.99m (13' 1") x 2.06m (6' 9") Max Measurements

CLOAKROOM

0.92m (3' 0") x 1.74m (5' 8") Max Measurements

STAIRCASE TO FIRST FLOOR

BATHROOM

1.97m (6' 6") x 1.58m (5' 2") Max Measurements

BEDROOM TWO

1.93m (6' 4") x 3.68m (12' 1") Max Measurements

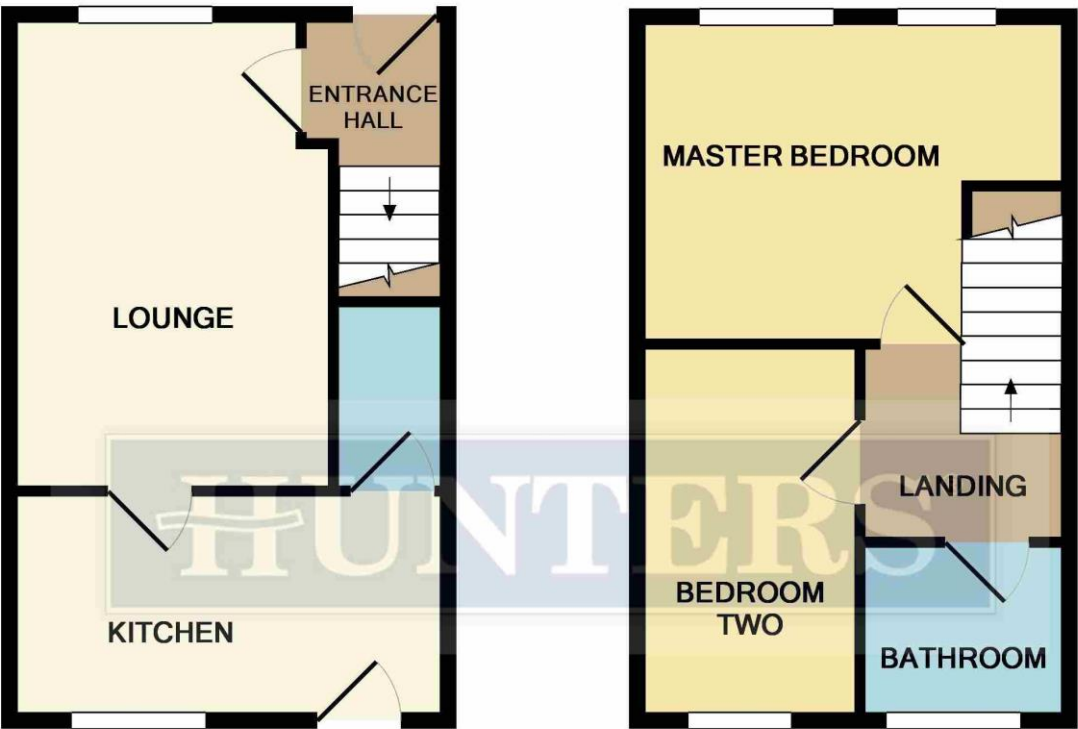
MASTER BEDROOM

3.99m (13' 1") x 2.74m (9' 0") Max Measurements

PRIVATE RESIDENCE PARKING

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

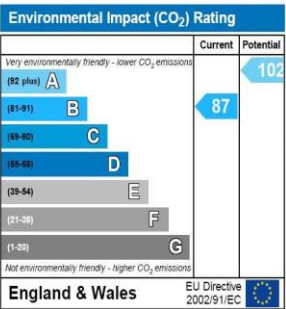
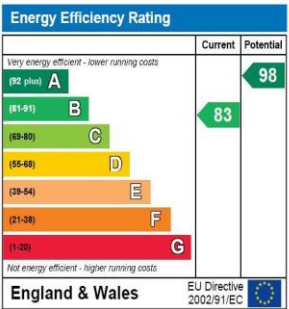


GROUND FLOOR
APPROX. FLOOR
AREA 269 SQ.FT.
(25.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 264 SQ.FT.
(24.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 533 SQ.FT. (49.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters 146 Linthorpe Road, Middlesbrough, TS1 3RA | 01642 224 366
teesside@hunters.com | www.hunters.com

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

