GowlandWhite



Londonderry Road, Stockton-On-Tees, TS19 0DJ

Ideally situated in Stockton-on-Tees, this two-bedroom mid-terrace property offers well-proportioned accommodation arranged over two floors and would make an excellent investment opportunity. Offered for sale with no onward chain, the property is conveniently located close to a range of local amenities and transport links.

The ground floor comprises an entrance hall, two separate reception rooms, providing flexible living and dining space, along with a fitted kitchen and access to the rear of the property. There is also a useful downstairs lobby leading to the bathroom.

To the first floor are two good-sized bedrooms, with a landing providing access to both rooms.

Externally, the property benefits from a rear yard, providing an outdoor space with potential for low-maintenance use.

The property also benefits from a gas central heating system, although the boiler is currently not operational.

With its two reception rooms, two bedrooms, convenient location and no onward chain, this property is well suited to investors looking to add to their portfolio. Early viewing is recommended.

£50,000

2 1 2 E





Londonderry Road, Stockton-On-Tees, TS19 0DJ

VESTIBULE

HALLWAY

LOUNGE
11'9" x 11'9" (3.58m x 3.58m)

DINING ROOM
12'3" x 11'10" (3.73m x 3.61m)

KITCHEN
11'1" x 7' (3.38m x 2.13m)

LOBBY

BATHROOM
6'8" x 6'7" (2.03m x 2.01m)

LANDING

BEDROOM ONE
15'5" x 10'4" (4.70m x 3.15m)

BEDROOM TWO
12'3" x 9'1" (3.73m x 2.77m)

AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



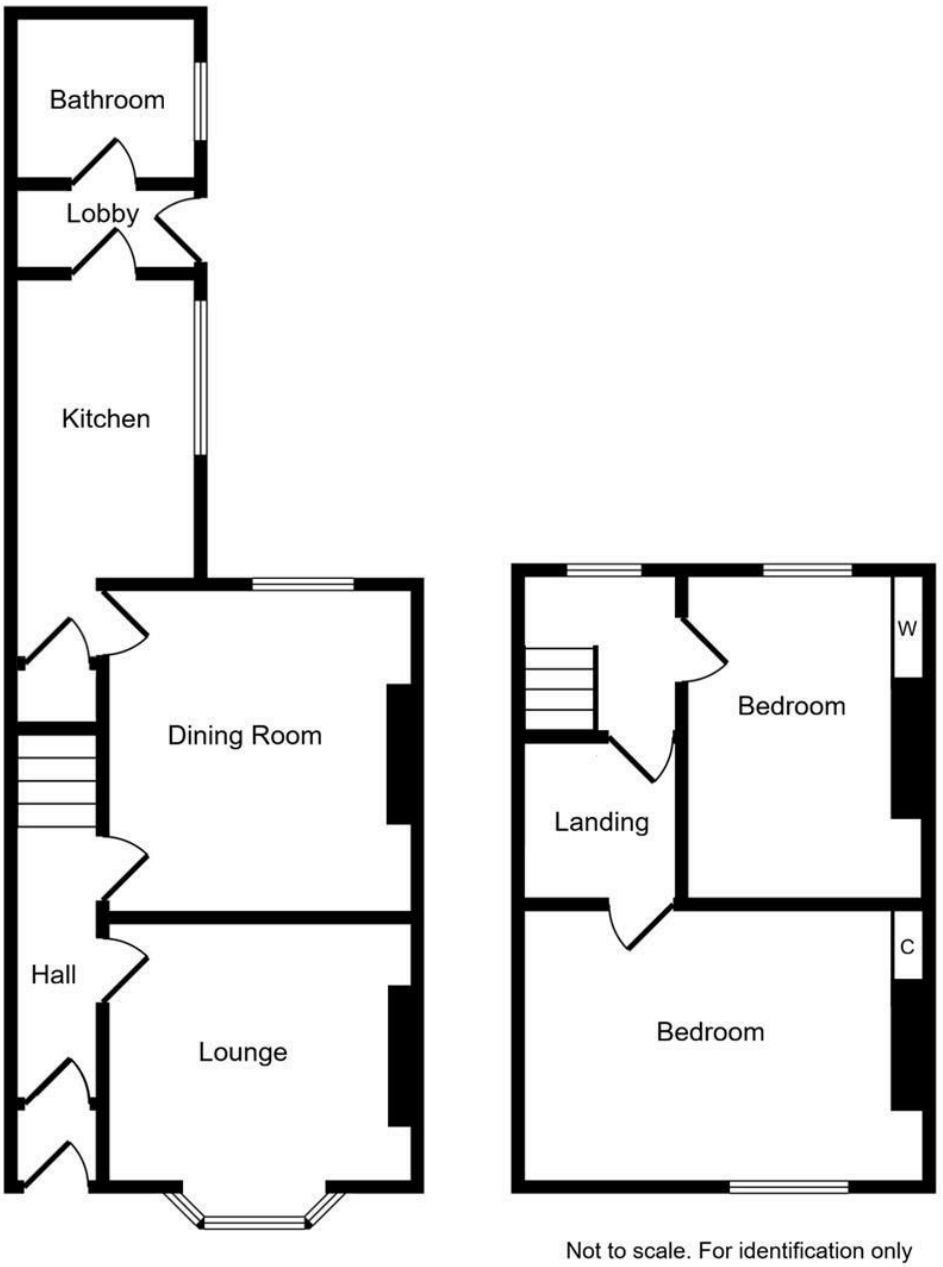






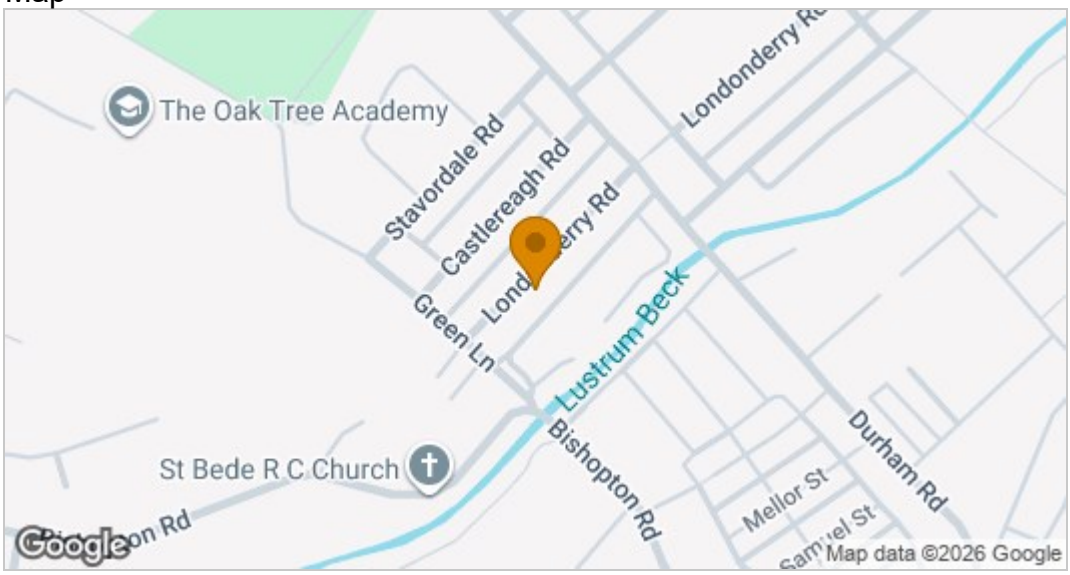


Floor Plan

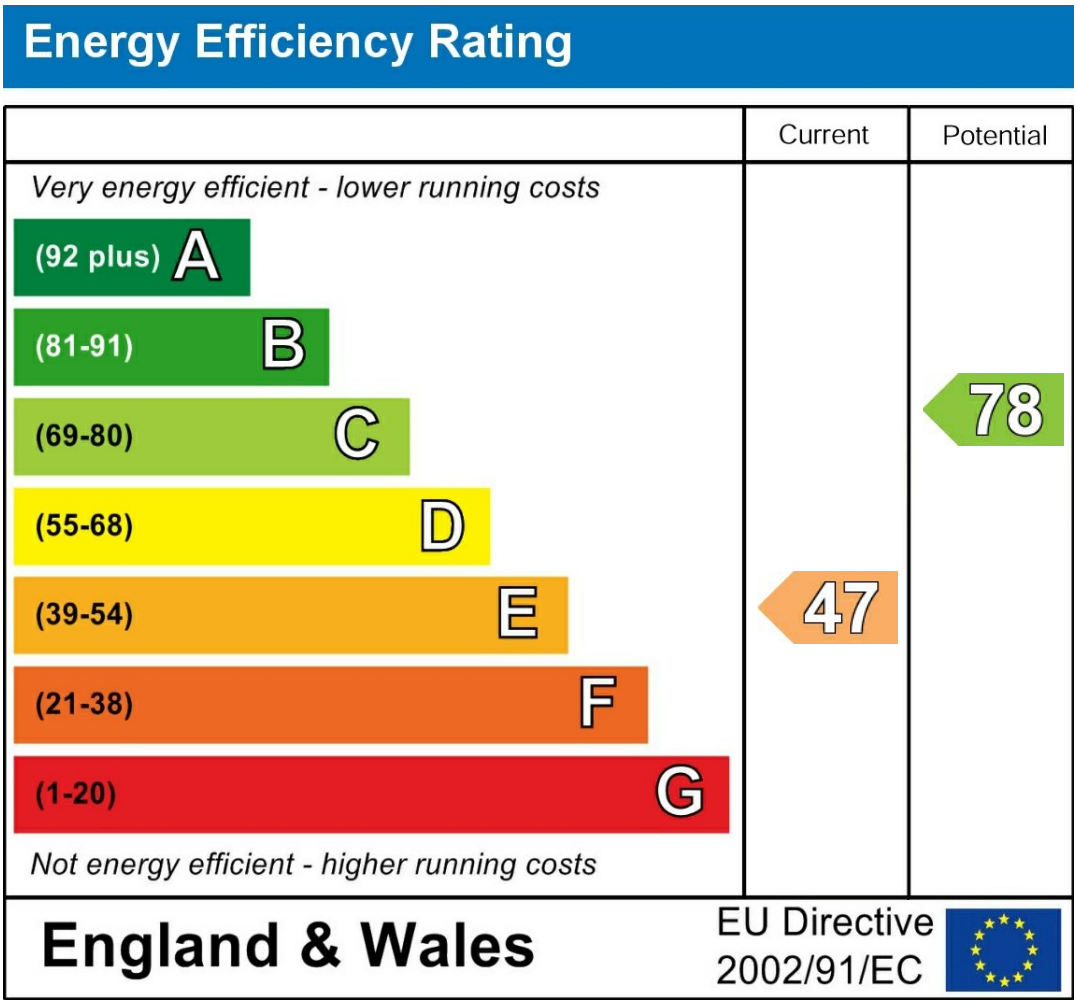


Not to scale. For identification only

Map



EPC graph



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

17 Bishop Street, Stockton on Tees, TS18 1SY
Tel: 01642 615657 Email: stockton@gowlandwhite.co.uk https://www.gowlandwhite.co.uk/