



62 Cobden Street

Thornaby, Stockton-on-tees, TS17 7EP

£59,999



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ENTRANCE

3'9" x 3'1" (1.14m x 0.94m)

The property is accessed directly from the street, leading into a generously sized entrance passageway which provides access to the reception/dining room. The passageway offers a practical entrance to the property, creating a convenient transition from the street into the main living accommodation.

RECEPTION/ DINER

21'3" x 13'6" (6.48m x 4.11m)

The reception/dining room offers a versatile living and entertaining space, thoughtfully divided into two distinct areas. To the right is the reception area, which comfortably accommodates a two-piece suite, with additional space for limited storage furniture. This area benefits from a UPVC double-glazed window, allowing natural light to enter, and a radiator providing heating. To the left is the dining area, offering sufficient space for a dining table alongside additional storage units, making it ideal for family meals and entertaining guests. This area also benefits from a UPVC double-glazed window and radiator, creating a bright and comfortable environment. Further enhancing the practicality of the room is a useful understairs storage cupboard, providing valuable space for household belongings. The room also provides access to the kitchen, creating a convenient flow between the main living and cooking areas of the property.

KITCHEN

13'10" x 6'5" (4.22m x 1.96m)

The kitchen is situated to the rear aspect of the property and comprises a range of wood wall, base

and drawer units, complemented by contrasting dark worktops to provide practical preparation space and storage for kitchen essentials. The kitchen is equipped with a built-in oven and gas hob above, along with additional space for freestanding appliances to suit everyday household needs. A UPVC double-glazed window allows natural light to enter the room, creating a bright and functional cooking environment. The kitchen also benefits from a UPVC door providing direct access to the rear yard, offering convenient access to the outdoor space. Additionally, the room provides access to the first floor, contributing to the property's overall layout and flow.

LANDING

10'6" x 2'5" (3.20m x 0.74m)

The landing gains access to the properties two bedrooms, family bathroom and has a built-in storage cupboard.

BEDROOM ONE

10'3" x 12'4" (3.12m x 3.76m)

The first bedroom is situated to the front aspect of the property and offers a comfortable sleeping space, with sufficient room to accommodate a double bed alongside limited additional storage furniture. The room further benefits from a useful built-in storage cupboard, providing valuable space for clothing and household belongings. A UPVC double-glazed window allows natural light to brighten the room, while a radiator provides heating, creating a practical and comfortable environment. Overall, the bedroom offers a functional layout with convenient built-in storage.

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BEDROOM TWO

10'6" x 7'9" (3.20m x 2.36m)

The second bedroom is situated to the rear aspect of the property and offers a comfortable and practical sleeping space, with sufficient room to accommodate a double bed alongside limited additional storage furniture. The room benefits from a UPVC double-glazed window, allowing natural light to enter and creating a pleasant atmosphere, together with a radiator providing heating. This bedroom offers a versatile space that can be comfortably furnished to suit individual needs, making it ideal for use as a main bedroom, guest room or additional sleeping accommodation.

FAMILY BATHROOM

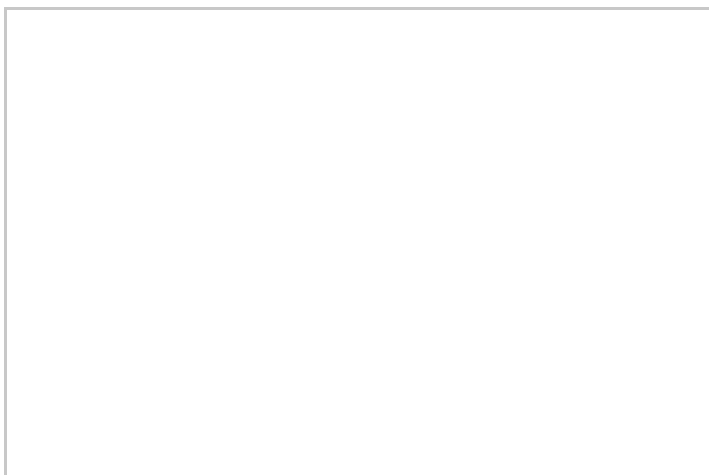
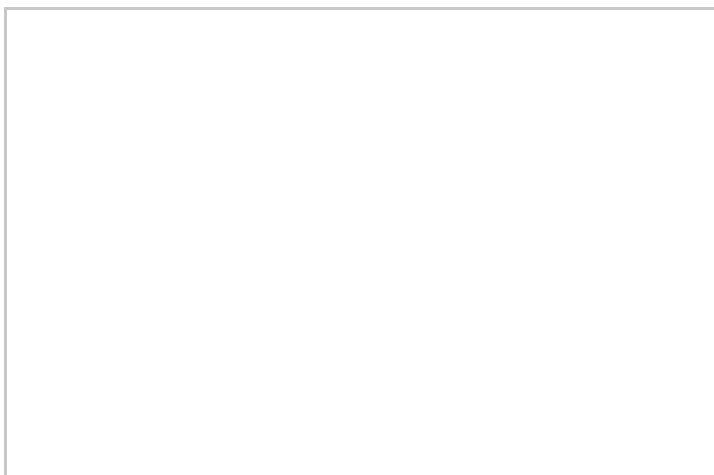
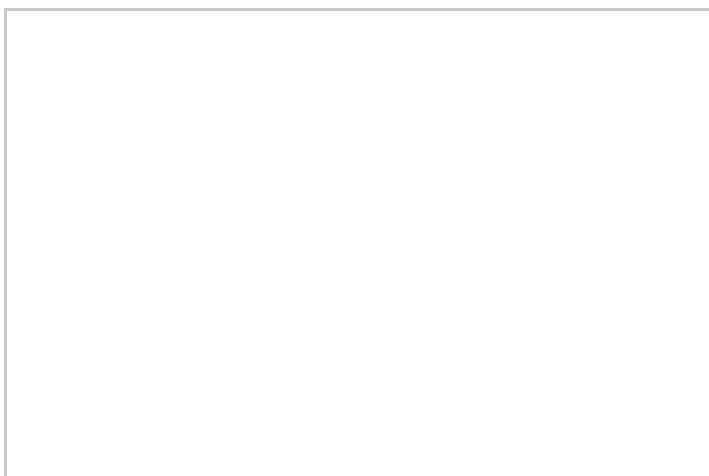
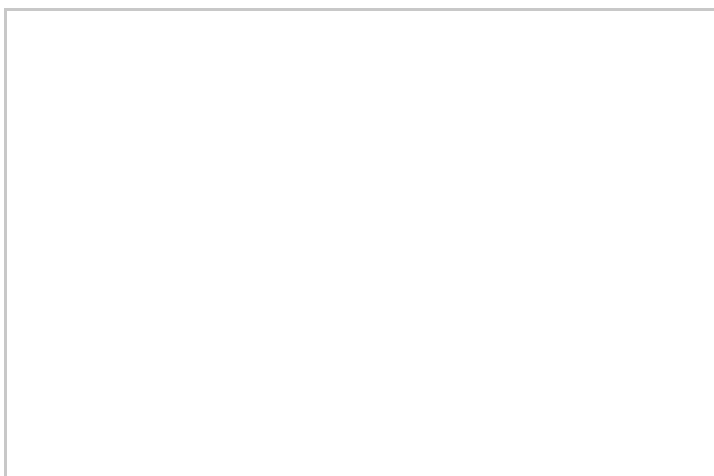
6'10" x 6'6" (2.08m x 1.98m)

The family bathroom comprises a practical three-piece suite, consisting of a panelled bath fitted with a thermostatic shower and glass shower screen, a hand basin and a low-level W.C. The room benefits from a frosted UPVC double-glazed window, allowing natural light to enter while maintaining privacy, together with a radiator for added comfort. The partially tiled walls provide a practical and easy-to-maintain finish, complementing the

bathroom's functional layout. Overall, the room offers a comfortable and convenient space for everyday bathing and personal care.

EXTERNAL

The property benefits from on-street parking and a secure rear yard, providing practical outdoor space and added convenience. Ideally situated within a short drive of Teesside Park, the A66, local schools and a range of everyday amenities, the property is well positioned for convenient access to nearby shopping, transport links and local facilities. The property is being offered strictly as an investment opportunity and will only be sold with the existing tenant in situ, currently paying £500 per calendar month (£6,000 per annum), providing an established rental income for prospective investors.



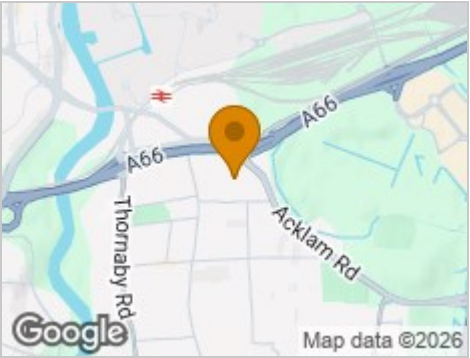
Road Map



Hybrid Map



Terrain Map



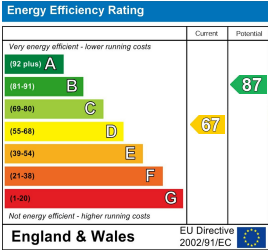
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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