GowlandWhite



Beechwood Road, Thornaby, Stockton-On-Tees, TS17 8DP

An excellent opportunity for investors, this three-bedroom mid-terrace property offers well-proportioned accommodation, a private rear garden and off-street parking, making this an attractive rental investment opportunity with the potential to generate a rental income of £9,000 per annum.

The accommodation is gas centrally heated, double glazed and briefly comprises an entrance hallway, downstairs WC, living room and fitted kitchen with integrated gas hob with access to the rear garden.
To the first floor are three bedrooms and a family bathroom fitted with a white suite.

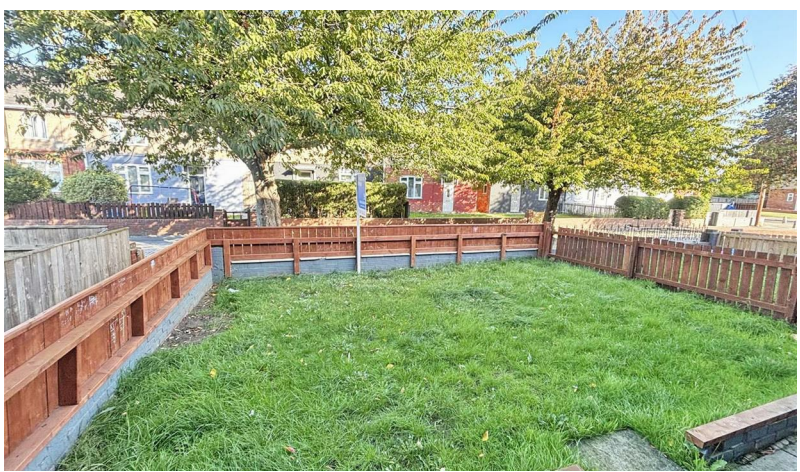
Externally, the property benefits from enclosed front and rear gardens, along with off-street parking within a shared parking area to the rear.

Ideally located for commuters, the property offers convenient access to Thornaby railway station, the A19 and A66. It is also situated close to Mandale Mill Primary School and local amenities.

An additional benefit is that the property is offered for sale with no onward chain

£90,000

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HALLWAY

LOUNGE
17'1" x 10'11" (5.21m x 3.33m)

KITCHEN
11'3" x 10'4" (3.43m x 3.15m)

DOWNSTAIRS WC
4'10" x 2'5" (1.47m x 0.74m)

LANDING

BEDROOM ONE
14'1" x 9'3" (4.29m x 2.82m)

BEDROOM TWO
10'4" x 9' (3.15m x 2.74m)

BEDROOM THREE
10'4" x 7'5" (3.15m x 2.26m)

BATHROOM
6'4" x 6'2" (1.93m x 1.88m)

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.



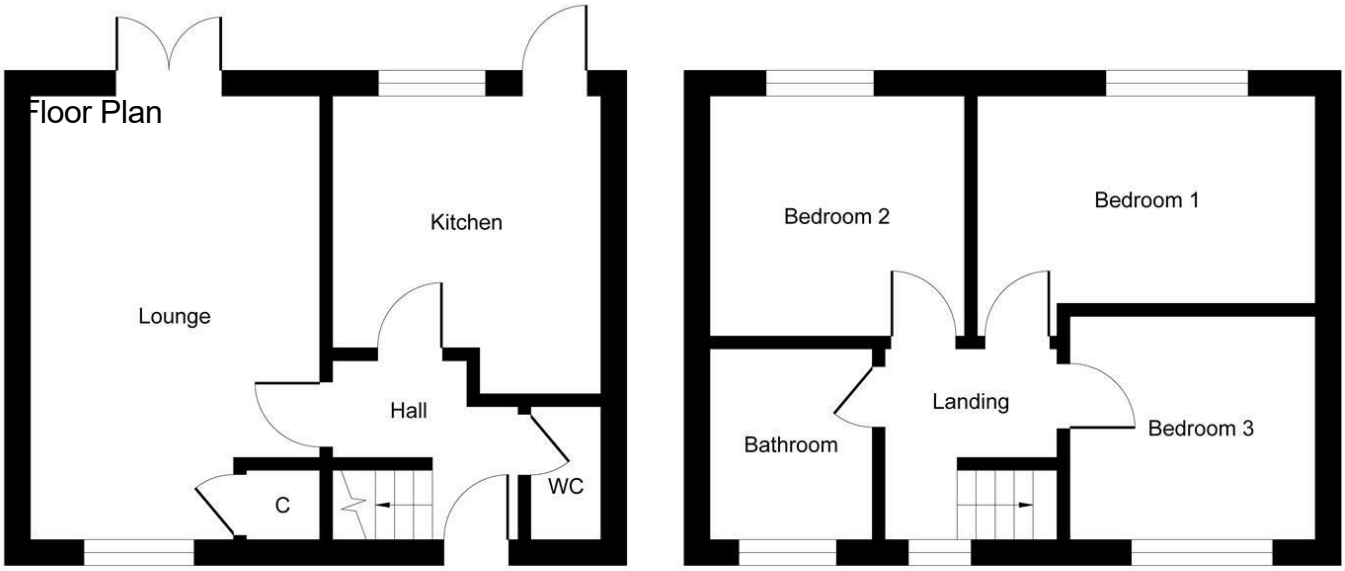






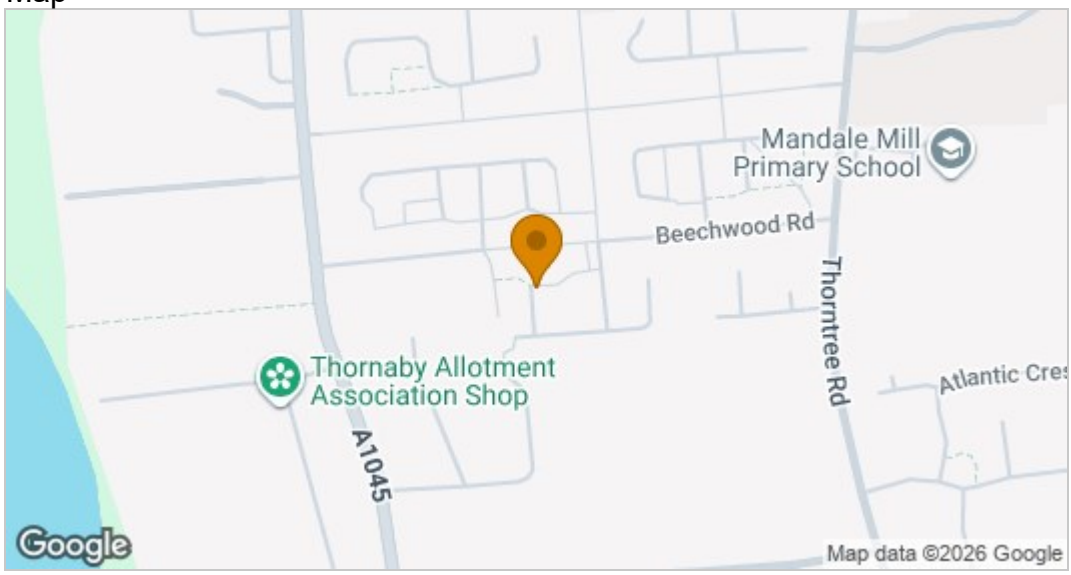




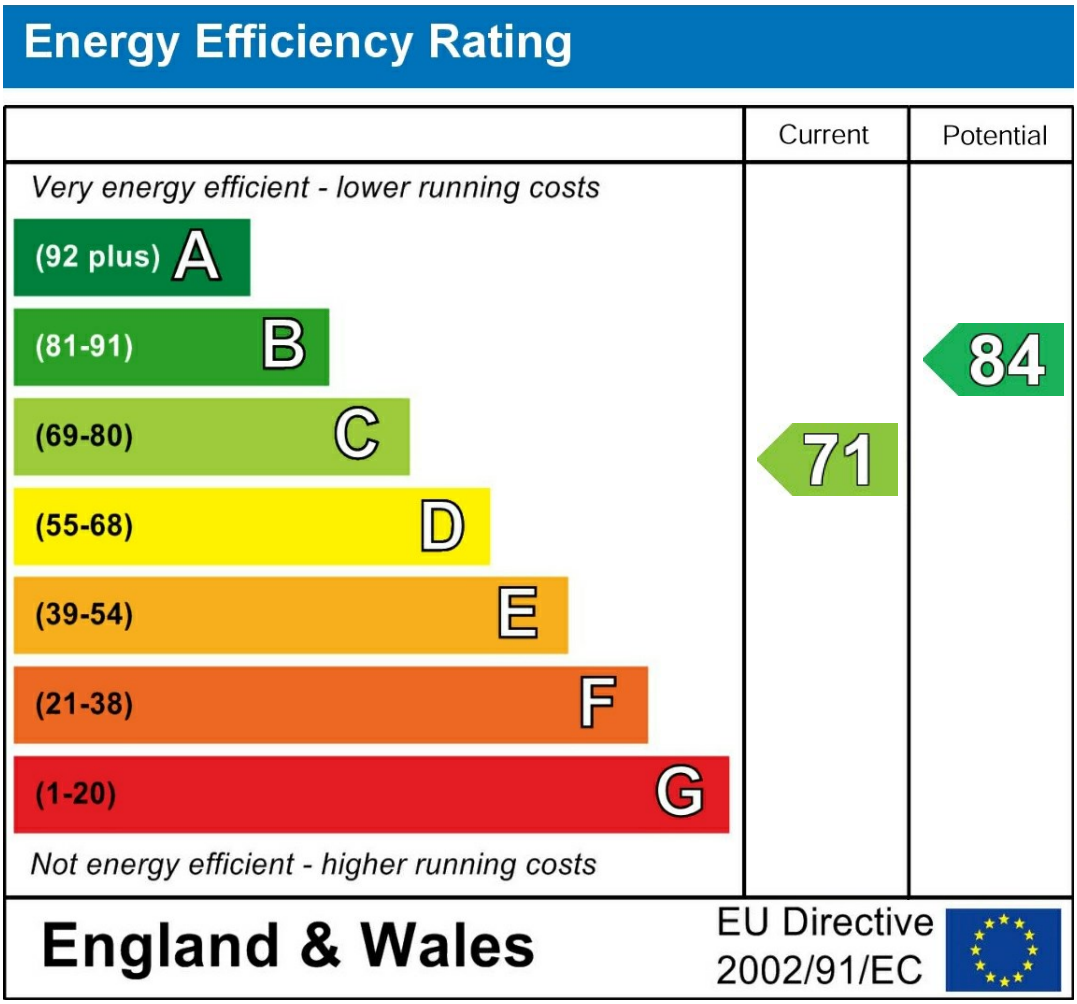


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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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.

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