



Whitwell Close, Stockton-On-Tees, TS18 3JQ

Offered with no onward chain, this well presented two bedroom end-terrace property represents an excellent opportunity for investors seeking a ready-to-let purchase, as well as first time buyers.

Positioned within the popular Bovesfield area of Stockton-on-Tees, the property enjoys a convenient location close to Ropner Park, local schools, regular bus routes, and easy access to Stockton Town Centre, making it highly appealing to prospective tenants.

Neutrally decorated throughout, the accommodation offers a practical and low maintenance layout comprising an entrance hall, a spacious lounge, and a kitchen/dining room fitted with an attractive range of shaker-style units, breakfast bar, and integrated oven and hob.

To the first floor are two well proportioned bedrooms and a family bathroom fitted with an electric shower over the bath. The property further benefits from gas central heating and double glazing throughout, enhancing comfort and energy efficiency. In addition, the vendor advises that the loft is fully boarded and benefits from electric, windows, and ladder access, offering useful additional storage space and potential for further practical use, subject to any necessary consents.

Externally, the property enjoys a lawned side garden, while to the rear there is off-road parking with gated access, an increasingly desirable feature for both homeowners and tenants alike.

With its convenient location, low maintenance presentation, and strong rental potential, this property is an ideal addition to an investment portfolio and offers an attractive opportunity for those looking to secure a buy-to-let property in a consistently popular rental area.

Offers In The Region Of £95,000



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HALLWAY

LOUNGE

18'4" x 12'4" (5.59m x 3.76m)

KITCHEN

12'4" x 8'2" (3.76m x 2.49m)

LANDING

BEDROOM ONE

12'4" x 9'11" (3.76m x 3.02m)

BEDROOM TWO

12'5" x 8'3" (3.78m x 2.51m)

BATHROOM

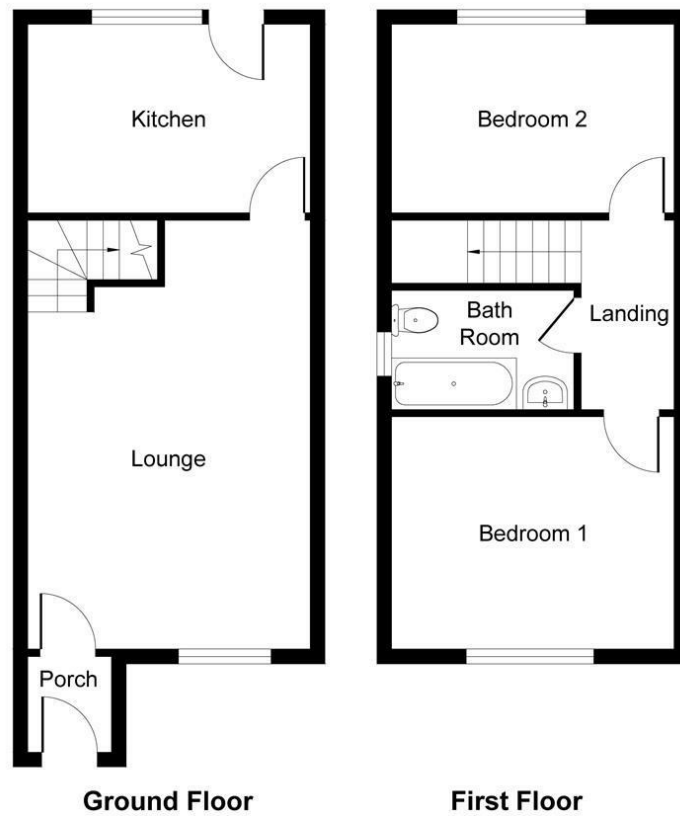
8'4" x 4'8" (2.54m x 1.42m)

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.



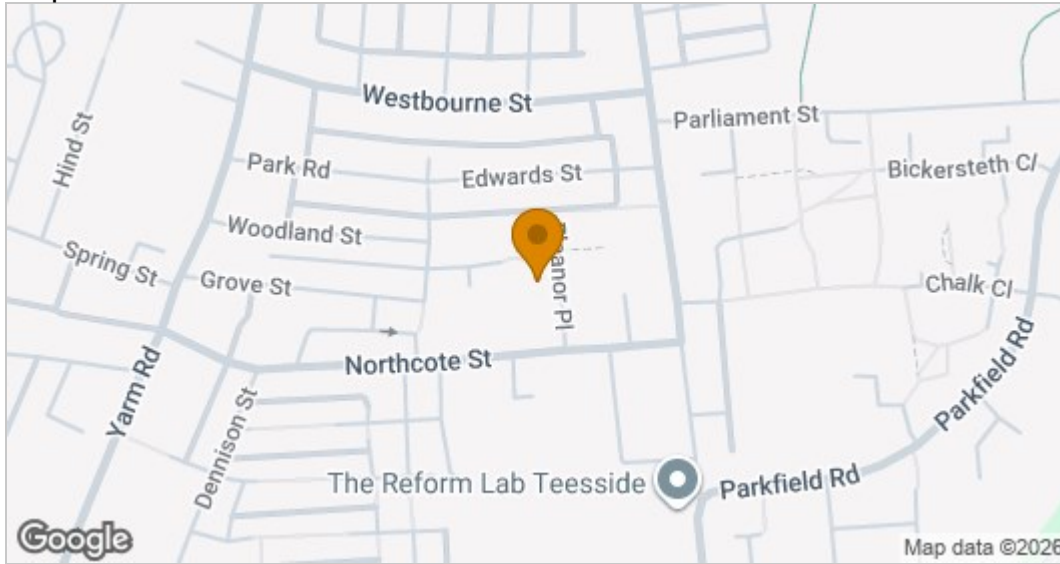
Floor Plan



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.

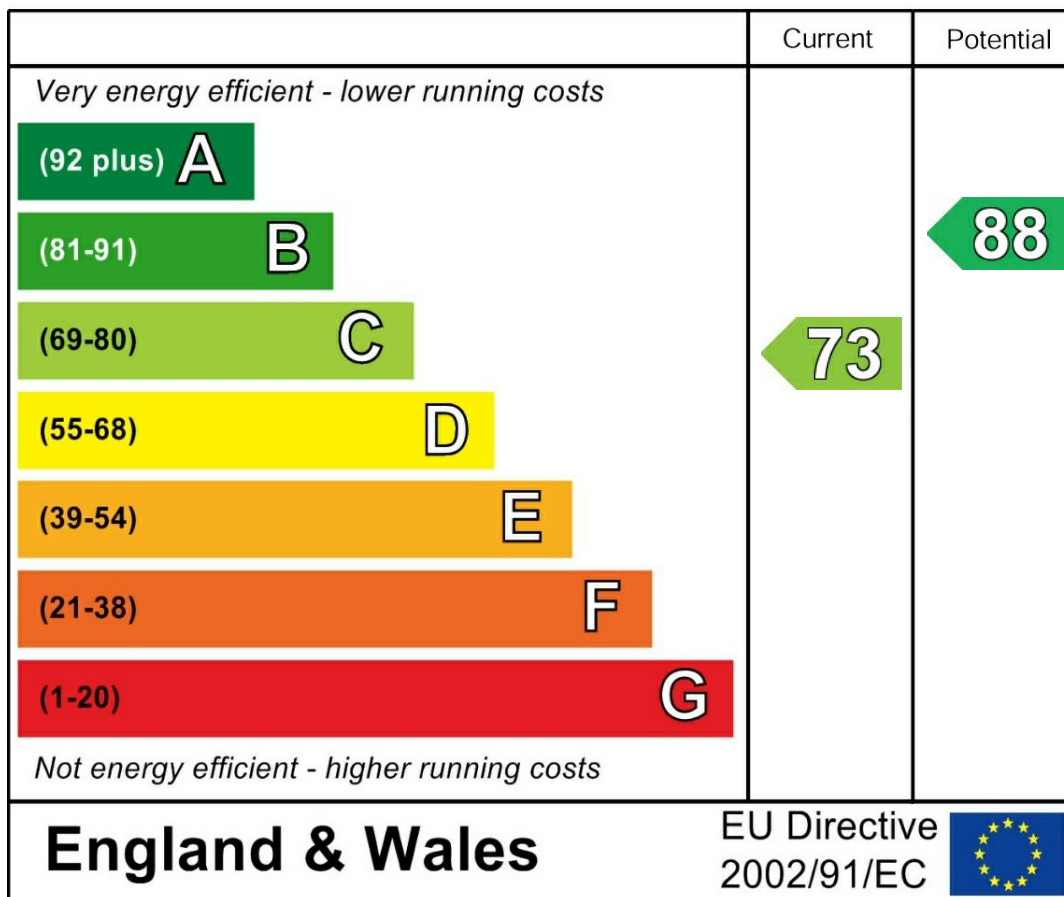
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Map



EPC graph

Energy Efficiency Rating



VIEWING

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

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