

2 Grove Street
Stockton-On-Tees, TS18 3JA

Asking Price £70,000

2 Grove Street

Stockton-On-Tees, TS18 3JA



This well presented 2-bedroom end-terraced property has been recently renovated throughout, making it an excellent opportunity for both homebuyers and, in particular, savvy investors seeking strong returns.

Inside, the property offers a fresh, modern feel with new doors and windows, contemporary flooring, and recently completed paintwork throughout. The accommodation comprises two generously sized double bedrooms, providing comfortable living space rarely found at this price point.

A standout feature is the additional upstairs room, offering versatile use as a third bedroom (ideal for a child), home office, dressing room, playroom, or storage space—a valuable bonus for tenants and owners alike.

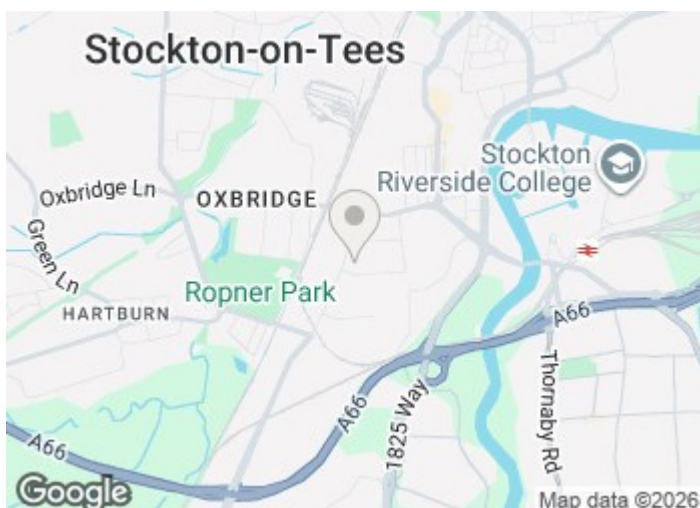
The modernised ground floor bathroom has been updated to a clean and practical standard. To the rear, the property benefits from a private, low-maintenance yard, ideal for tenants seeking outdoor space without upkeep.

This property is particularly attractive to investors, with a projected rental income of £600 PCM, delivering a strong gross yield of approximately 10.29%. The property holds a valid EICR and CP12 newly carried out early 2026.

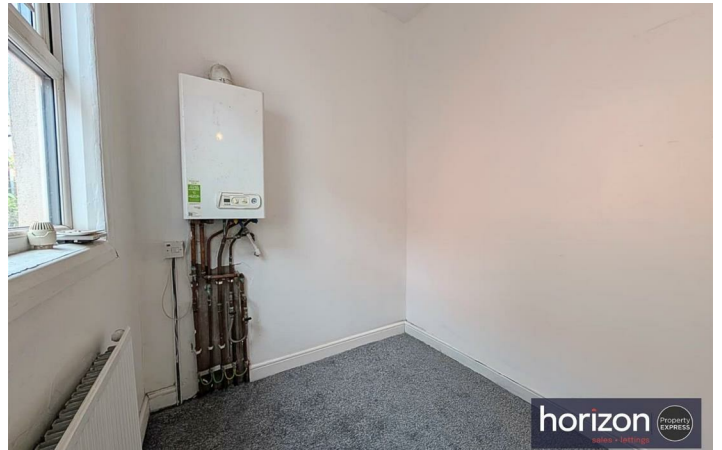
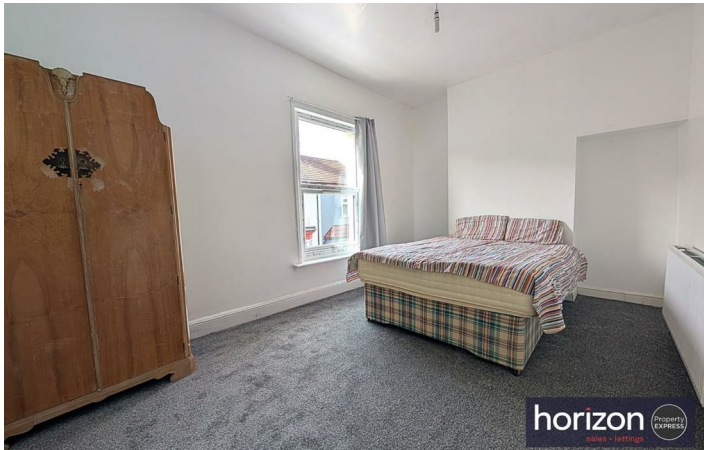
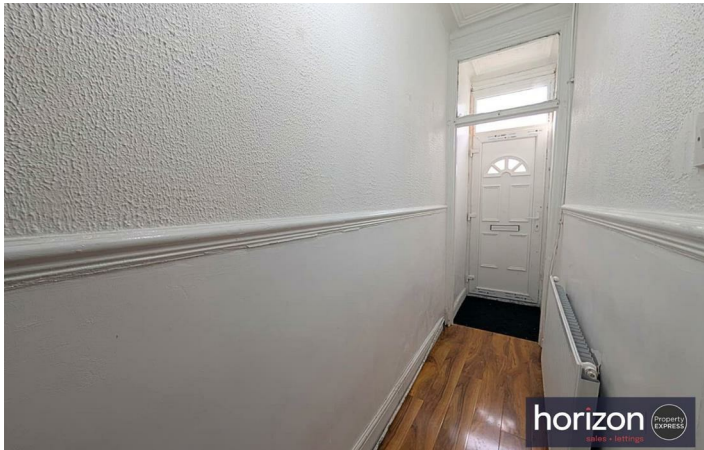
Situated within easy reach of Stockton-on-Tees town centre, the property benefits from excellent local amenities including shops, supermarkets, schools, and healthcare services. The area is well connected via road and public transport links, providing convenient access to nearby towns such as Middlesbrough and Darlington.

The surrounding area is popular with renters due to its affordability and accessibility, further strengthening the property's investment appeal.

Buyers Premium Fee: £4,000+VAT



[Directions](#)



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
 Made with Metropix ©2025

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

57 Gilkes Street, Middlesbrough, TS1 5EL
 Tel: 01642 989679 Email: contact@horizonsaleslettings.co.uk <https://www.horizonsaleslettings.co.uk/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	