GowlandWhite

Trinity Mews, Thornaby, Stockton-On-Tees, TS17 6BQ

A three bedroom mid-terrace home, offered for sale with NO ONWARD CHAIN. Ideal for first time buyers or investors looking for a strong rental location.

The accommodation briefly comprises: entrance hall, lounge, separate dining room with door to the rear garden, fitted kitchen with oven and hob, on the first floor landing there is access to three bedrooms and a family bathroom.

The property benefits from gas central heating, double glazing, and a low maintenance paved rear garden, with a gate to the parking area. Externally, the home enjoys visitor parking and a garage, providing valuable additional storage or secure parking.

The property's rental potential is £775 PCM, which would generate a strong rental yield of £9.3.

Situated in a prime location with excellent access to the A66, Durham University Campus, Riverside College, and a range of local amenities. The property is also within walking distance of the Tees Barrage, offering scenic riverside walks and attractive views across the water.

£100,000

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HALL

LOUNGE
15'10" x 11'7" (4.83m x 3.53m)

KITCHEN
10' x 5'11" (3.05m x 1.80m)

DINING ROOM
10' x 8'7" (3.05m x 2.62m)

LANDING

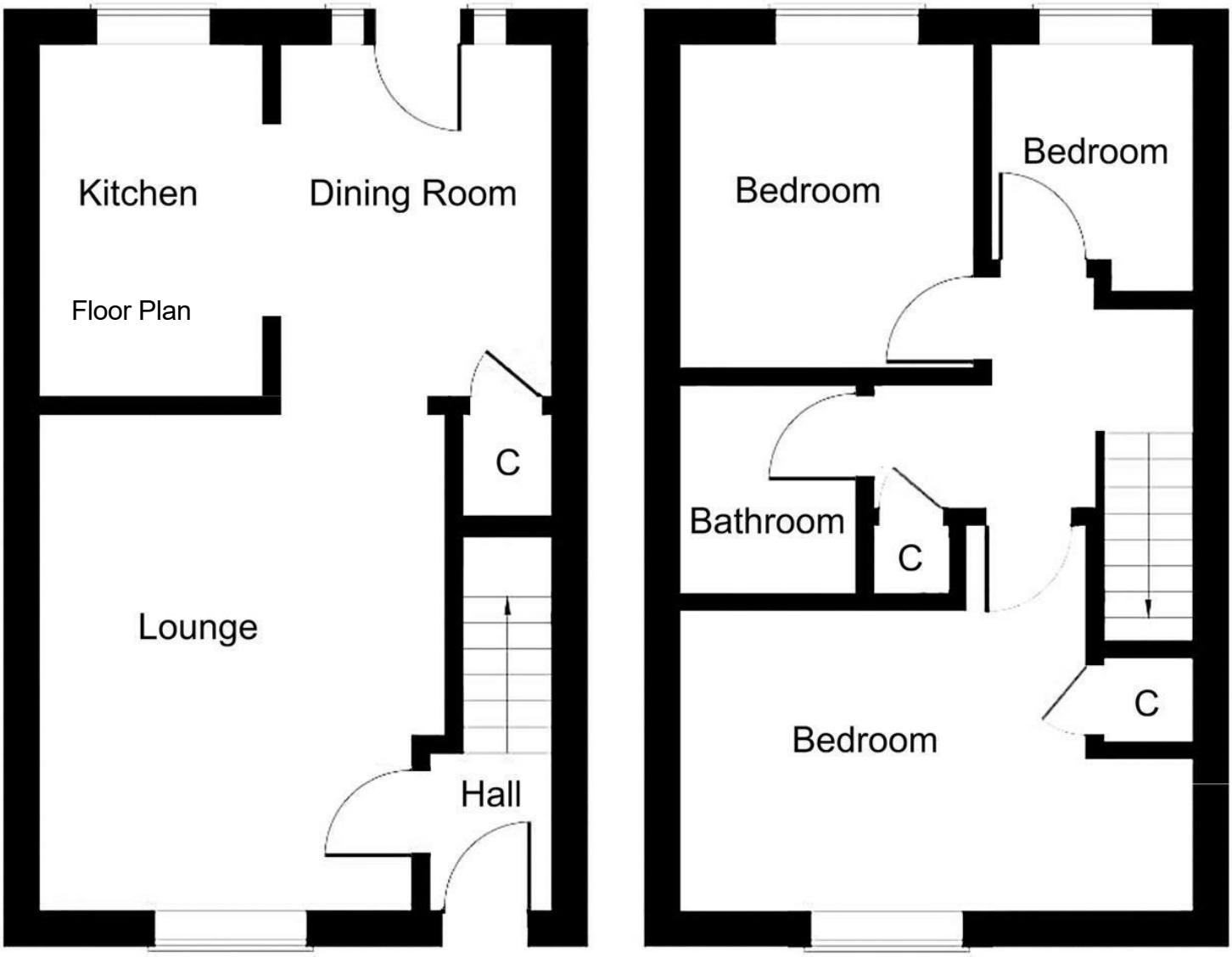
BEDROOM ONE
12'8" x 10'9" (3.86m x 3.28m)

BEDROOM TWO
9' x 7'4" (2.74m x 2.24m)

BEDROOM THREE
7'7" x 7'3" (2.31m x 2.21m)

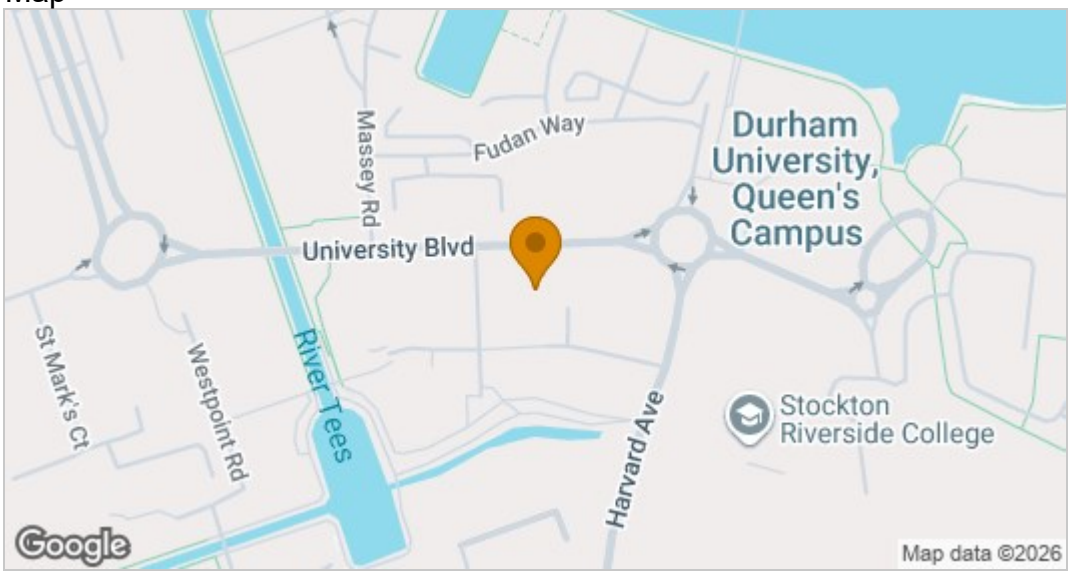
BATHROOM
6'5" x 5'11" (1.96m x 1.80m)

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.

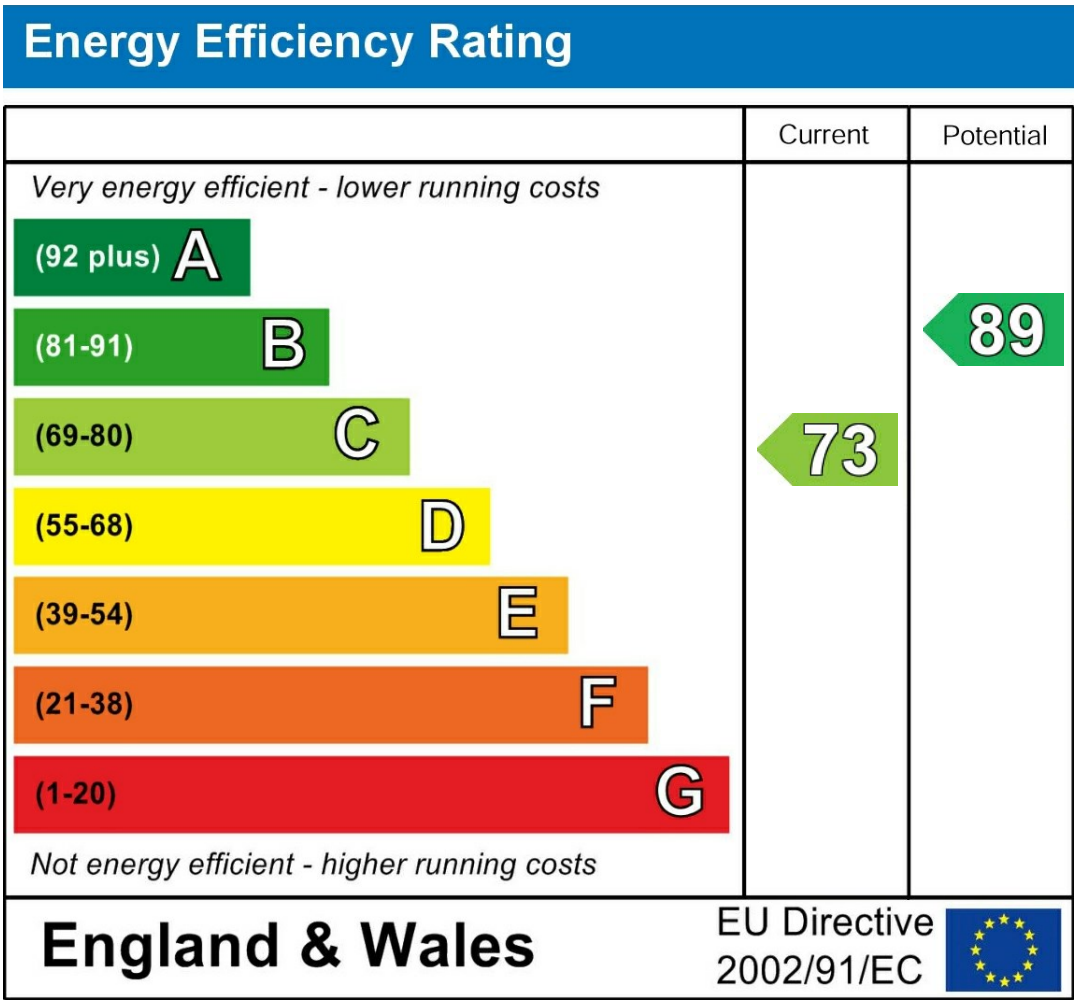


For identification purposes only

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.

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