

An excellent investment opportunity, ideal for expanding your portfolio or for those taking their first step into the buy-to-let market. The property is currently occupied by a reliable long-term tenant, offering immediate rental income and a hassle-free transition for the new owner.

The accommodation is well laid out and comprises an inviting entrance hallway leading through to a comfortable lounge, alongside a spacious kitchen/diner that provides ample room for both cooking and entertaining. A separate utility area adds practicality, with a rear door giving direct access to the enclosed garden —perfect for outdoor use.

Upstairs, the property offers three well-proportioned bedrooms, including two generous double rooms and a single bedroom, all served by a family bathroom.

Ideally located in Hardwick, the property benefits from close proximity to North Tees Hospital, well-regarded schools, and a range of local amenities, making it an attractive option for tenants and homeowners alike.

**High Newham Road, Hardwick, Stockton-On-Tees, TS19 8RY**

**3 Bed - House - Semi-Detached**

**£110,000**

**EPC Rating:**

**Council Tax Band: A**

**Tenure: Freehold**



# High Newham Road, Stockton-On-Tees, TS19 8RY

## Entrance Hallway

Flooring, entrance front door, stairs to upper and 1 x radiator.

## Lounge

1 x front double glazed, flooring and 1 x radiator.

## Kitchen

1 x rear double glazed window, flooring, 1 x radiator and part tiled.

## Utility

Rear door and 1 x rear double glazed window.

## Landing

Carpet, storage cupboard and loft access.

## Bedroom

1 x front double glazed window, 1 x radiator and carpet flooring.

## Bedroom

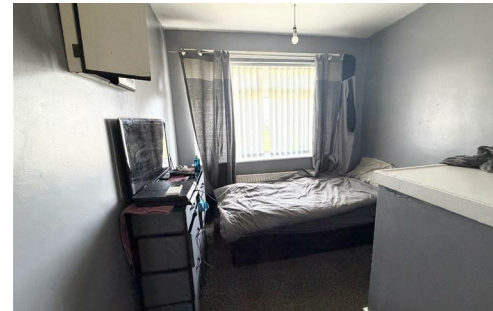
1 x rear double glazed window, 1 x radiator and carpet flooring.

## Bedroom

1 x front double glazed window, 1 x radiator and carpet flooring.

## Bathroom

W/c, wash hand basin, bath, shower above bath, flooring, 1 x radiator and 2 x rear double glazed window.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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

21 Bishop Street, Stockton-on-Tees, TS18 1SY  
 01642 607555  
 stockton@smith-and-friends.co.uk  
 www.smith-and-friends.co.uk

