

# TENANTED PROPERTY AUCTION PACK



## INVESTMENT INFORMATION

Edwards Street,  
Stockton-on-Tees, TS18  
3HU

226895316





## PROPERTY DESCRIPTION

Our latest listing is in Edwards Street, Stockton-on-Tees, TS18 3HU

Rent currently agreed with tenant of **£675** per calendar month which calculates to a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£790** which would provide the investor a Gross Yield of **10.2%** if the rent was increased to full market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

**Please read full legal pack for detailed property information.**

**Don't miss out on this fantastic investment opportunity...**



Edwards Street,  
Stockton-on-Tees, TS18  
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## Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £675

Market Rent: £790





# Purchase Outlay



## ASSUMED PURCHASE PRICE

**£93,000**

10% Deposit (£5,000 Minimum)    **£9,300**

Buyers Premium    **£6,000**

Paid On Accepted Bid    **£15,300**

Purchase Balance    **£83,700**

SDLT Charge    **£4,650**

Est. Legal Fees    **~£1,000**

Balance Paid On Settlement    **£89,350**

Your total all in costs would be ~£89,350 after taxes and fees based on a purchase price of £93,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

# Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £120,000.



**£120,000**

## 2 bedroom terraced house for sale

[+ Add to report](#)

Densham Drive, Stockton-On-Tees, TS18 3NN

NO LONGER ADVERTISED

Marketed from 26 Jan 2026 to 26 Feb 2026 (30 days) by Harper and Co Estate Agents, Teesside



**£110,000**

## 2 bedroom terraced house for sale

[+ Add to report](#)

Densham Drive, Oxbridge, Stockton On Tees, TS18

NO LONGER ADVERTISED

**SOLD STC**

Marketed from 22 Mar 2024 to 3 Aug 2024 (133 days) by Ashbrookes Limited, Middlesbrough

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our lettings team.



£750 pcm

## 2 bedroom terraced house

+ Add to report

97 Windsor Road, Stockton-On-Tees, Durham, TS18

NO LONGER ADVERTISED

Marketed from 9 Mar 2026 to 29 Apr 2026 (51 days) by John Monk & Co, Stockton-On-Tees



£750 pcm

## 2 bedroom terraced house

+ Add to report

Walter Street, Stockton-on-Tees

NO LONGER ADVERTISED

Marketed from 30 Sep 2025 to 6 Oct 2025 (6 days) by Michael Poole, Billingham



Interested in this  
**property investment?**

Call us on  
**0161 394 2637**

Edwards Street, Stockton-on-Tees, TS18  
3HU

**PROPERTY ID: 226895316**

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.