GowlandWhite

Londonderry Road, Stockton on Tees, TS19 0ES

SOLD WITHIN 7 DAYS! Set just a short walk from Stockton Town Centre, this three bedroom mid-terrace home is offered with NO ONWARD CHAIN and presents an appealing investment opportunity for those seeking a property with strong rental potential and excellent access to local amenities. Shops, schools, everyday services and the train station are all close by, making this a well connected place to live.

Approached through an enclosed front courtyard, the ground floor offers a traditional layout with an entrance hall leading to a comfortable lounge, a separate dining room and a kitchen/breakfast room positioned at the rear with access to the garden. Upstairs, three bedrooms and the family bathroom provide accommodation suited to a range of buyers.

Externally, the home benefits from an enclosed rear garden with useful external storage, while on street parking is available to the front. Additional features include gas central heating and partial double glazing.

A straightforward purchase in a convenient location, ideal for investors or anyone looking to put their own stamp on a property close to the town centre.

£69,950

3 1 2 D

Londonderry Road, Stockton on Tees, TS19 0ES

VESTIBULE

HALLWAY

LOUNGE
12'3" x 14' (3.73m x 4.27m)

KITCHEN
15'1" x 8'7" (4.60m x 2.62m)

DINING ROOM
14'5" x 10'4" (4.39m x 3.15m)

LANDING

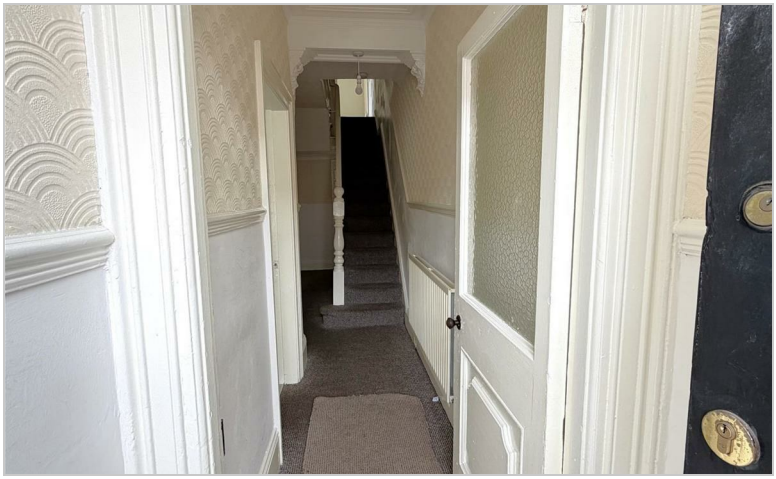
BEDROOM ONE
12' x 15' (3.66m x 4.57m)

BEDROOM TWO
13'1" x 9'1" (3.99m x 2.77m)

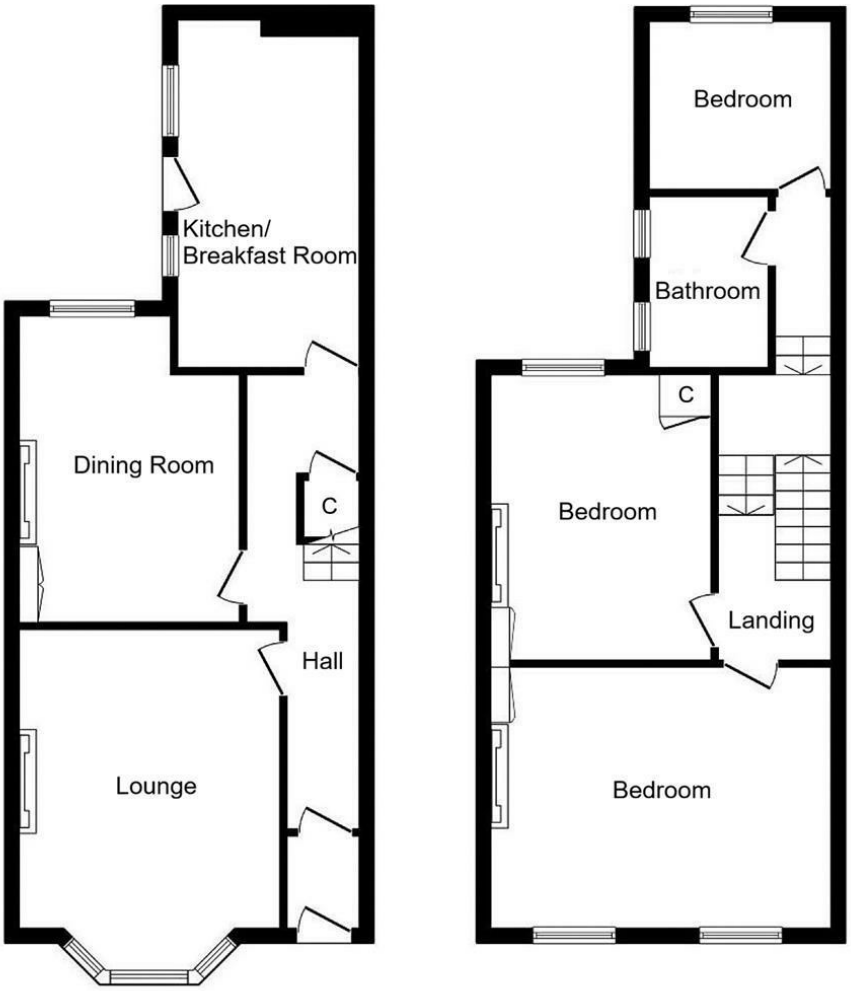
BEDROOM THREE
8'6" x 7'11" (2.59m x 2.41m)

BATHROOM
7'10" x 5'7" (2.39m x 1.70m)

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.

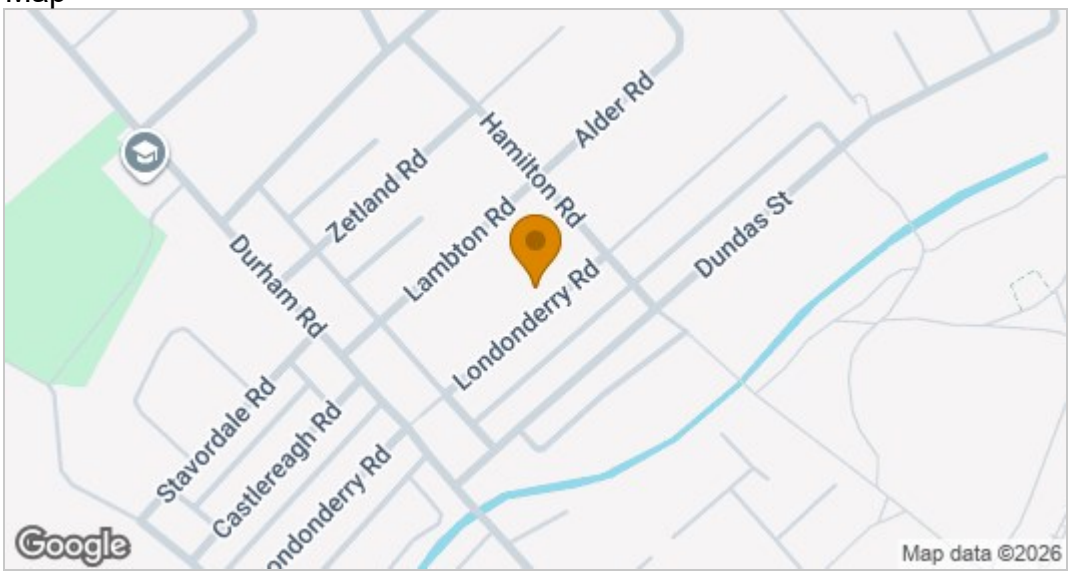


Floor Plan

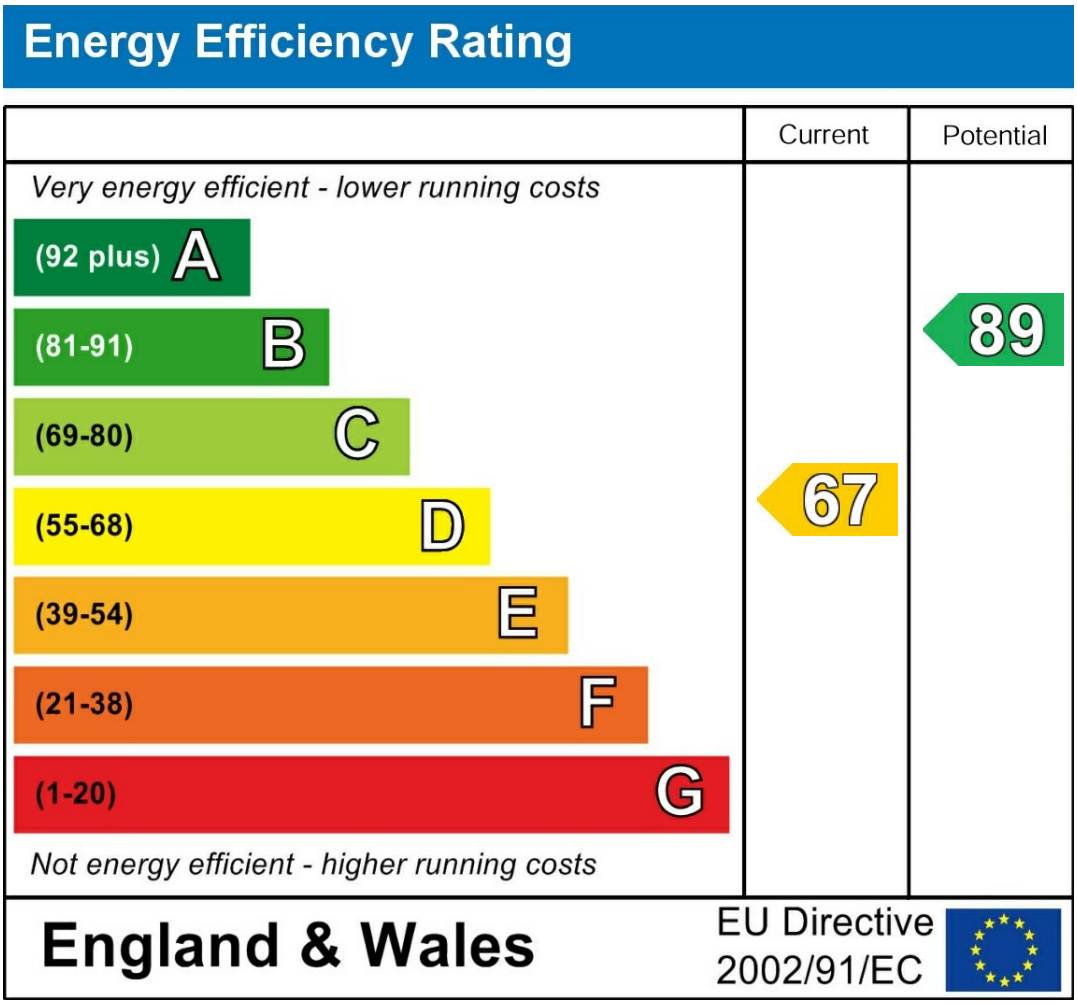


For identification only. Not to scale

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.

17 Bishop Street, Stockton on Tees, TS18 1SY
Tel: 01642 615657 Email: stockton@gowlandwhite.co.uk https://www.gowlandwhite.co.uk/