



28 SHETLAND AVENUE
STOCKTON ON TEES, TS17 8GB

£167,000 PER MONTH

A fantastic opportunity to acquire a well-presented residential property in the highly sought-after area of Thornaby. This modern three-bedroom semi-detached home is ideal for investors, offering immediate income with a reliable tenant in situ, currently generating £800 per calendar month in rental income

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EPC Rating: **Council Tax Band: B**

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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