

Harlow Crescent, Thornaby, Stockton-On-Tees, TS17 9BA  
Offers in the region of £65,000

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Offers in the region of £65,000

Council Tax Band: A

ATTENTION INVESTORS - SOLD WITH A SITTING TENANT - Nestled in this popular part of Thornaby, this second-floor apartment presents an excellent investment opportunity. Currently occupied by a working couple with a young child, the property is generating a steady rental income of £475 per calendar month, making it an attractive option for new landlords or those looking to expand their portfolio.

The apartment boasts a spacious L-shaped lounge, perfect for relaxation, a good size kitchen and two generously sized double bedrooms provide comfortable living quarters. The principal bedroom is particularly spacious, additionally, the property features a bathroom and a separate WC, enhancing convenience for residents.

This apartment is equipped with UPVC double-glazed windows and gas central heating, ensuring warmth and energy. The security intercom entry system adds an extra layer of safety, while parking is conveniently available at the front.

Situated in a great location, this property benefits from easy access to local amenities and transport links, making it ideal for tenants. Priced competitively in today's market, this spacious apartment is sure to attract interest and well worth a viewing.

Please note:

Council tax Band - A

Tenure - Leasehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per

client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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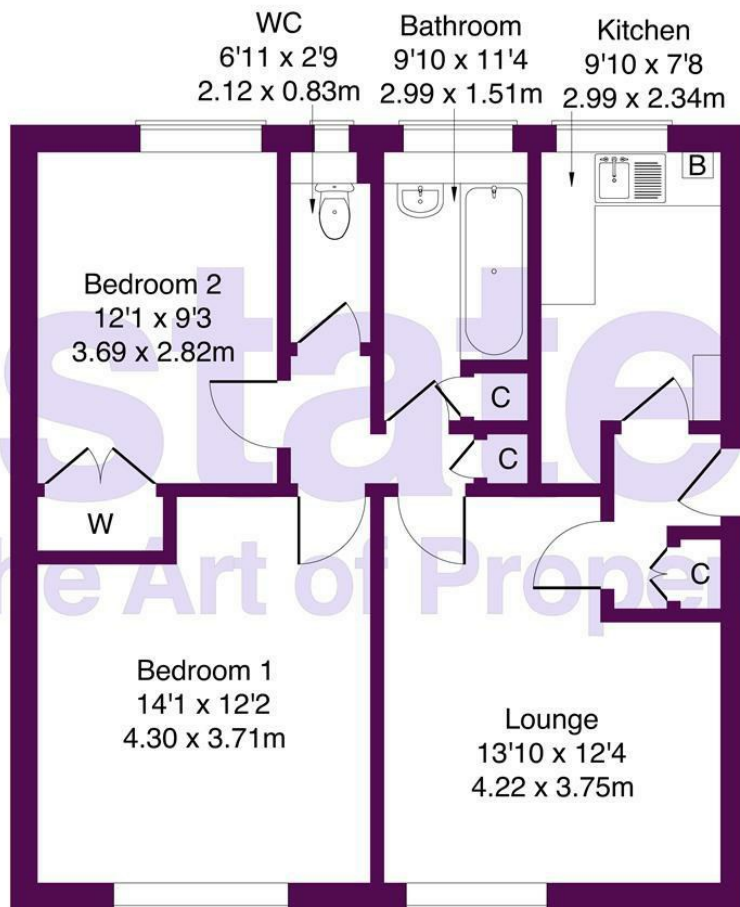
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Approximate Gross Internal Area: (667 sq ft - 62 sq m.)



Not to Scale. Produced by The Plan Portal 2026  
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 69      | 78                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |