



### 3 bed terraced house to buy in

Dovecot Street, Stockton,  
Stockton-on-Tees, Durham, TS18 1HG

**£50,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Investment Opportunity
- ✓ 3 Bedroom End Terrace
- ✓ Within Reach to Local Schools, Shops, Amenities and Transport
- ✓ Double Glazed Window and Gas Central Heating
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

To be sold via online auction (16/04/2025 11:00) fees apply

\*\*\*\* Investment Opportunity\*\*\*\*

This 3-bedroom terraced house on Dovecot Street offers an exciting opportunity for investors or buyers eager to create their dream home. Requiring some refurbishment, this home is a blank canvas ready to be transformed. Whether you're a first-time buyer, an experienced renovator, or an investor, this property offers endless possibilities. Its prime location and spacious layout make it an attractive prospect for those looking to add value or create a rental income stream. Dovecot Street is ideally situated in Stockton-on-Tees, with easy access to local amenities, schools, and transport links. The vibrant town centre is within reach, offering shops, restaurants, entertainment options and transport links to other major towns.

As you enter you will be greeted by: Entrance hallway, lounge, dining room, kitchen, family bathroom and 3 bedrooms. Externally there is a courtyard area to the rear and on street parking. The property also benefits from double glazing gas central heating.

For more information and to arrange an internal inspection please call the Stockton Branch today.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £50,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Entrance

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## Hallway

Radiator and stairs to 1st floor.

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## Lounge

3.70m x 3.55m (12'1" x 11'7")

Double glazed bay window to front elevation TV point, telephone point, ceiling rose and radiator.



## Dining Room

3.76m x 3.74m (12'4" x 12'3")

Double glazed window to side elevation, ceiling rose and radiator.



## Kitchen

4.22m x 2.66m (13'10" x 8'8")

Fitted with a range of wall and base units roll top worksurfaces, single stainless steel sink unit with mixer tap, integrated electric oven, integrated electric hob, extractor hood, plumbed for washer and double glazed window to rear elevation.



## Family Bathroom

2.54m x 1.81m (8'4" x 5'11")

Low level WC, pedestal wash hand basin, panelled bath, shower cubicle, radiator and double glazed window to side elevation.



## 1st Floor Landing

Double glazed window to side elevation.

## Bedroom 1

4.41m x 3.83m (14'5" x 12'6")

Double glazed windows to front and side elevation and radiator.



## Bedroom 2

3.42m x 3.09m (11'2" x 10'1")

Double glazed window to side elevation and radiator.



## Bedroom 3

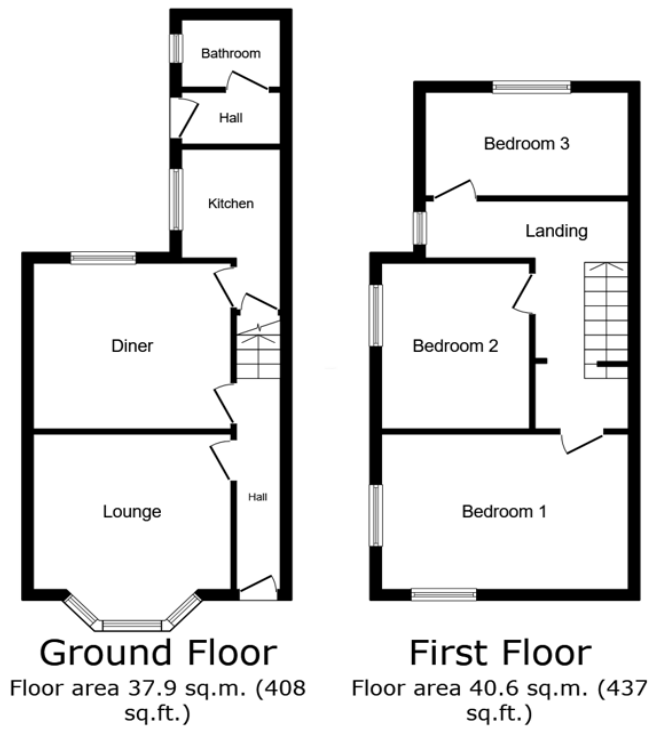
2.69m x 2.30m (8'9" x 7'6")

Double glazed window to rear elevation and radiator.



## External

Courtyard area to the rear and on street parking.



TOTAL: 78.5 sq.m. (844 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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