



### 3 bed terraced house to buy in

Stainsby Street, Thornaby,  
Stockton-on-Tees, Durham, TS17 6HP

**£60,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Offered With A Tenant Paying £700PCM
- ✓ Two Reception Rooms
- ✓ Close to Local Shops and Transport Links
- ✓ Enclosed Courtyard To The Rear
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Air Source Heat Pump

## Description

TO BE SOLD VIA ONLINE AUCTION FEES APPLY.

Situated on Stainsby Street in the popular Thornaby area of Stockton-on-Tees, this three-bedroom mid-terrace property presents an excellent investment opportunity and is offered for sale via auction with tenants in situ currently paying £700 PCM.

The accommodation briefly comprises an entrance hallway, spacious lounge, dining area, fitted kitchen, and a family bathroom to the ground floor, whilst the first floor offers three well-proportioned bedrooms. Externally, the property benefits from an enclosed rear yard.

Conveniently located close to local amenities, schools, and transport links, the property is well placed for access to Stockton Town Centre and surrounding areas. With an established tenancy already in place, this property offers immediate rental income and would appeal to buy-to-let investors seeking to expand their portfolio.

Early viewing is recommended.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £60,000

Property Type: Terraced House

Parking: On Street

Heating: Air Source Heat Pump

## Entrance



## Lounge

4.00m x 3.53m (13'1" x 11'6")



## Dining Area

3.89m x 3.52m (12'9" x 11'6")



## Kitchen

4.14m x 2.54m (13'6" x 8'4")



## Bathroom W/C

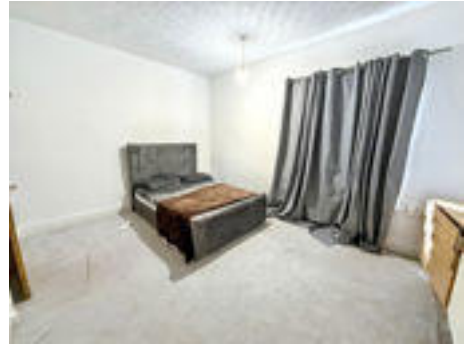
2.67m x 2.29m (8'9" x 7'6")



## Stairs to First Floor

## Bedroom One

4.22m x 3.36m (13'10" x 11'0")



## Bedroom Two

2.81m x 2.39m (9'2" x 7'10")

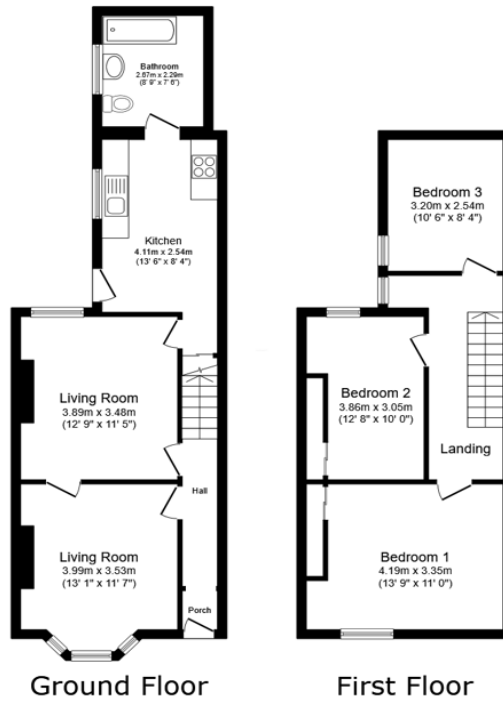


## Bedroom Three

3.21m x 2.29m (10'6" x 7'6")



## External



Total floor area: 95.4 sq.m. (1,027 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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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	

Stainsby Street, Thornaby, Stockton-on-Tees, Durham, TS17 6HP

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

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

