

## LONDONDERRY ROAD, STOCKTON-ON-TEES, TS19 0ES



- ▲ Gas Central Heating
- ▲ Double Glazing
- ▲ No Onward Chain
- ▲ Rental Yield of 10% (£6900pa)

**£68,500**

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This Victorian inner terrace is offer with no onward chain and makes an excellent rental investment with a returning yield of 10% (£6900).

### **GROUND FLOOR**

#### **LOUNGE - 2.50m x 3.14m (8'2" x 10'4")**

With bay window and radiator.

#### **DINING ROOM - 2.50m x 3.18m (8'2" x 10'5")**

With mounted gas fire and rear access.

#### **KITCHEN - 2.66m x 3.60m (8'9" x 11'10")**

With gas oven and under stairs storage.



**TO VIEW:** Tel: 01642 355000  
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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**GARDEN ROOM - 2.66m x 1.72m (8'9" x 5'8")**

With rear and access Belfast sink.

**FIRST FLOOR**

**BEDROOM ONE - 2.50m x 4.21m (8'2" x 13'10")**

**BEDROOM TWO - 4.36m x 1.60m (14'4" x 5'3")**

**BATHROOM - 2.66m x 2.08m (8'9" x 6'10")**

With white bathroom suite.



Street Parking Only  
Mains Utilities  
Gas Central Heating  
Mains Sewerage  
No Known Flooding Risk  
No Known Legal Obligations  
Standard Broadband & Mobile Signal  
No Known Rights of Way

**Council Tax Band:** A    **Tenure:** Freehold

**AGENTS REF:** - LJ/LS/STO230753/11122023



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Tel: 01642 355000

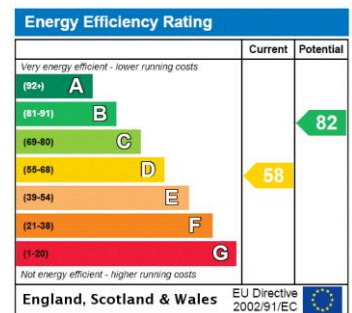
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