

BOURNEVILLE DRIVE, HARDWICK, STOCKTON-ON-TEES, TS19 8LD



- ▲ Modern Two Bedroom Inner Terrace
- ▲ Ideal First Buy or Rental Investment
- ▲ Expected Rental Return of £7,800pa (7.8% Yield)
- ▲ Front Garden & Off Road Parking
- ▲ A Stones Throw to the University Hospital of North Tees

£100,000

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What a little gem! This will make the most perfect first home, purchase for NHS personnel or rental investment being so close to North Tees Hospital and needing very little maintenance.

The accommodation flows in brief, entrance hall, utility closet (with toilet facilities if needed), living room/kitchenette, two double bedrooms and shower room.

Externally there is a front garden and off road parking.

GROUND FLOOR

ENTRANCE HALL

Double glazed entrance door to entrance hall with utility cupboard (previously a toilet but plumbing is still there if required).



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LIVING/KITCHENETTE - 5.03m (16'6") x 5.03m (16'6") (max) including stairs

With double glazed window to the front aspect, radiator and fitted kitchen with cream high gloss unit, complementary worktops incorporating a stainless steel sink and drainer unit with mixer tap, plumbing for dishwasher, electric oven and gas hob with overhead hood and tiled splashbacks.

FIRST FLOOR

LANDING

With airing cupboard and loft access.

BEDROOM ONE - 3.96m x 2.64m (max) (13' x 8'8" (max))

With double glazed window to the rear aspect, radiator, and built-in cupboard.

BEDROOM TWO - 2.9m x 2.62m (max) (9'6" x 8'7" (max))

With double glazed window to the front aspect and single radiator.

SHOWER ROOM

Comprising shower cubicle, low level WC, pedestal wash hand basin, radiator, and part tiled walls.

EXTERNALLY

GARDEN & PARKING

Externally there is a front garden and parking space for off road parking.

AGENTS REF: - LJ/LS/STO240244/24042024

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

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GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		98
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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