

DERBY STREET, STOCKTON-ON-TEES, TS18 1RJ



- ▲ Modern Kitchen & Shower Room
- ▲ Two Bedroom Terrace
- ▲ Off Road Parking
- ▲ Gas Central Heating

- ▲ Double Glazing
- ▲ Garden
- ▲ Walking Distance to Stockton High Street

£95,000

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Ideal first home or investment buy with a rental yield of 8% pa (£7500). This two bedroom inner terrace is immaculate, updated and is walking distance to Stockton High Street.

The accommodation flows in brief, entrance hall, lounge, breakfast kitchen, two bedrooms and bathroom.

GROUND FLOOR

ENTRANCE HALL - Double glazed entrance door to entrance hall with understairs storage cupboard, double glazed window to the front aspect and radiator.

LIVING ROOM - 4.27m x 3.86m (max) (14' x 12'8" (max))
With double glazed window to the front aspect and single radiator.

KITCHEN/DINER - 4.27m x 2.6m (14' x 8'6")
With double glazed window to the rear aspect and door to the rear garden, cushion flooring, Beech style kitchen units with complementary worktops incorporating a stainless steel sink and drainer, electric oven and gas hob, plumbing for washing machine, integrated fridge, integrated freezer, wall mounted boiler and radiator.



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FIRST FLOOR

LANDING - Built-in cupboard, access to the loft via loft ladder to partially boarded loft.

BEDROOM ONE - 3.53m x 3.33m (11'7" x 10'11")
With fitted wardrobes, double glazed window to the front aspect and single radiator.

BEDROOM TWO - 3m x 2.06m (9'10" x 6'9")
With double glazed window to the rear aspect and single radiator.

BATHROOM - With double glazed window to the rear aspect, low level WC, vanity unit, walk-in shower enclosure and heated towel rail.

EXTERNALLY

PARKING & REAR GARDEN - Generous off road parking to the front and to the rear there is a low maintenance courtyard style garden with summer house.

AGENTS REF: - LJ/LS/STO240684/30012025

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

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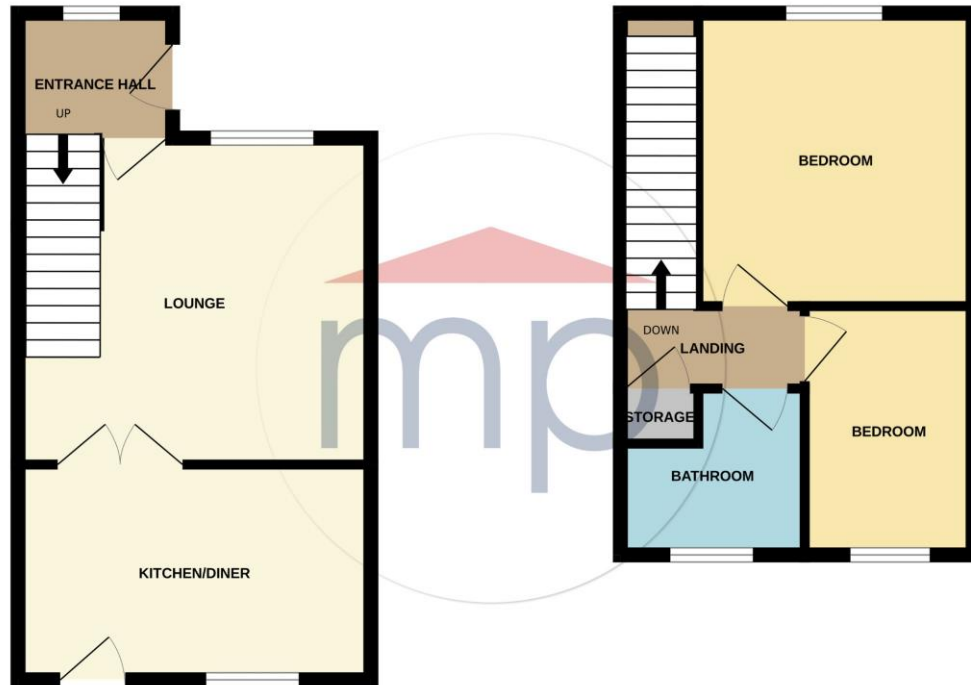
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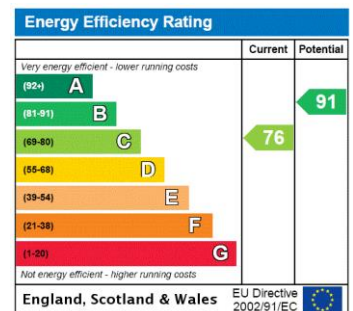
GROUND FLOOR

1ST FLOOR



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