



## 3 bed semi-detached house to buy in TS20

Norton Avenue, Norton, Stockton-on-Tees, Durham, TS20 2JS

# £110,000

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ NO ONWARD CHAIN
- ✓ INVESTMENT OPPORTUNITY
- ✓ POPULAR LOCATION
- ✓ OPEN PLAN LIVING
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

INVESTMENT OPPORTUNITY – TENANT IN SITU – CURRENT RENTAL INCOME £650 PCM

Offered to the market with a long-standing tenant in situ, this three-bedroom semi-detached home presents an excellent opportunity for landlords looking to acquire a ready-made investment with an immediate rental income of £650 per calendar month, equating to an attractive gross yield of approximately 7.1% based on the asking price of £110,000.

Situated within a popular residential location, the property is approached via a front garden, with shared access leading to the generous enclosed rear garden. Internally, the accommodation comprises an entrance hall with useful storage and a turning staircase to the first floor. The bay-fronted dining room flows seamlessly into the rear living area, creating a spacious open-plan reception space, further enhanced by French doors opening onto the rear garden.

The fitted kitchen offers a range of wall and base units, work surfaces and integrated hob and oven, with a door providing access to the garden. To the first floor, there are three well-proportioned bedrooms along with a family bathroom fitted with a white suite.

The property is offered to investors only and benefits from no onward chain, making for a straightforward acquisition and an ideal addition to an existing portfolio or a great first step onto the investment ladder.

Early viewing comes highly recommended. Contact our Norton Team today for further information or to arrange your appointment to view.

Council Tax Band: A

Tenure: Freehold

Price: £110,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Dining Room

3.65m x 2.94m (11'11" x 9'7")



## Living Room

3.88m x 3.65m (12'8" x 11'11")



## Kitchen

4.55m x 2.40m (14'11" x 7'10")



## Bedroom 1

3.65m x 2.94m (11'11" x 9'7")



## Bedroom 2

3.84m x 3.35m (12'7" x 10'11")



## Bedroom 3

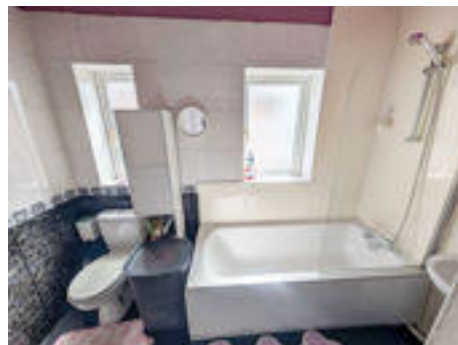
2.75m x 2.53m (9'0" x 8'3")



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## Bathroom

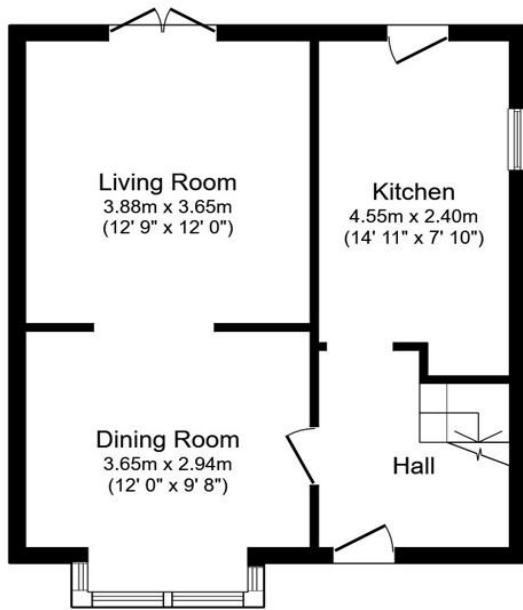
1.32m x 2.78m (4'3" x 9'1")



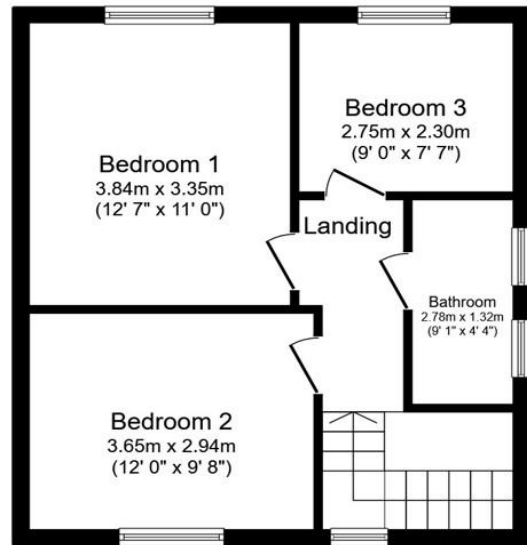
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## Rear Garden






Ground Floor



First Floor

Total floor area: 86.5 sq.m. (932 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>	71	
(55-68) <b>D</b>		
(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:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211, admin@yellowbrickroadstateagents.co.uk, www.ybrea.co.uk**

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