



To buy

3 bed terraced house to buy in

Newton Walk, Norton, Stockton-on-Tees,
Durham, TS20 2UJ

£65,000

 x 3  x 1  x 1

Tenure

Freehold

On Street parking

Property features

- ✓ NO ONWARD CHAIN
- ✓ INVESTMENT OPPORTUNITY
- ✓ WELL PRESENTED
- ✓ MODERN KITCHEN
- ✓ 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

Arrange a viewing

Charlotte Kitching
Branch Manager
Norton

01642 363345
norton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Offered to the market with NO ONWARD CHAIN, this freshly presented three-bedroom mid-terraced home represents an excellent opportunity for investors seeking a ready-to-let property with a strong return on investment.

With an achievable rental income in the region of £650 PCM (£7,800 per annum), the property delivers an impressive gross yield of approximately 12% based on the asking price, making it an attractive addition to both new and established investment portfolios.

Recently benefiting from a programme of redecoration and new carpets throughout, the accommodation is well presented and ready for immediate occupation. To the rear, a courtyard provides off-street parking and access into the property. The modern fitted kitchen offers an excellent range of units along with ample space for a dining table, creating a practical and sociable environment. The hallway features a convenient cloakroom/WC, staircase to the first floor and access to the front entrance. Completing the ground floor is a bright bay-fronted lounge offering generous living space.

To the first floor are three well-proportioned bedrooms together with a family bathroom fitted with a contemporary white suite.

Combining spacious accommodation, modern presentation, strong rental potential and a competitive price point, this property offers investors an opportunity to acquire a high-yielding asset with minimal initial expenditure required.

Early viewing is strongly recommended. Contact our Norton team today to arrange your appointment.

Council Tax Band: A

Tenure: Freehold

Price: £65,000

Property Type: Terraced House

Parking: On Street

Construction materials: Steel frame construction

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

Accommodation

Living Room

4.00m x 3.98m (13'1" x 13'0")



Kitchen

3.83m x 3.53m (12'6" x 11'6")



Bedroom 1

3.88m x 3.27m (12'8" x 10'8")



Bedroom 2

4.00m x 2.62m (13'1" x 8'7")



Bedroom 3

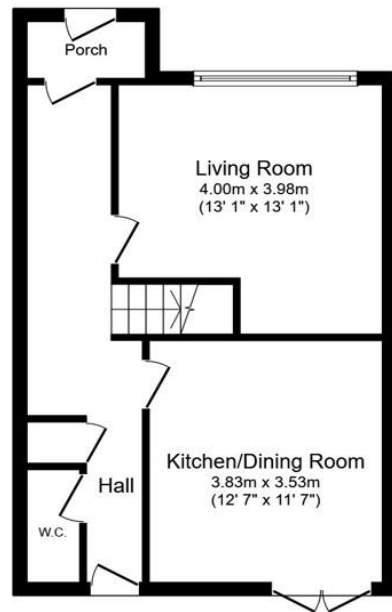
2.66m x 2.00m (8'8" x 6'6")



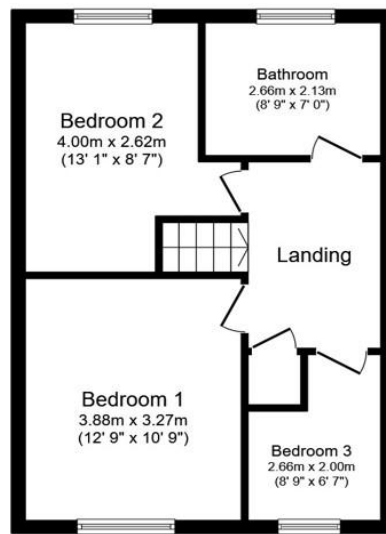
Bathroom

2.66m x 2.13m (8'8" x 6'11")





Ground Floor



First Floor

Total floor area: 87.7 sq.m. (944 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	76
(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	

Newton Walk, Norton, Stockton-on-Tees, Durham, TS20 2UJ

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

4a High Street, Norton, Stockton-on-Tees, Durham, TS20 1DN, Tel: 01642 363345,
norton@pattinson.co.uk, www.pattinson.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.

