



## 4 bed terraced house to buy in

Cranbourne Terrace, Stockton,  
Stockton-on-Tees, Durham, TS18 3PX

**£90,000** Starting Bid

 x4  x4  x4

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Multi-Let Residential Investment
- ✓ Four Self-Contained One-Bedroom Flats
- ✓ Current Rental Income of £1,050 PCM From Two Units
- ✓ Popular Rental Location
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

Melanie Devine  
Branch Manager  
Stockton On Tees

01642 210132  
stockton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Investment Opportunity – Four Self-Contained Flats – For Sale by Auction

An excellent opportunity to acquire a substantial terraced property that has been converted into four self-contained one-bedroom flats, offering immediate income and future rental growth potential.

The property comprises four well-proportioned one-bedroom apartments, each benefiting from independent living accommodation. Two of the four flats are currently let, generating a combined rental income of approximately £1,050 per calendar month at the time of marketing; however, prospective purchasers should note that this income is not guaranteed and may be subject to change. The remaining two vacant flats offer scope to increase the overall rental income upon occupation.

Situated within a popular residential location with convenient access to local amenities, transport links and employment centres, the property represents an attractive proposition for landlords, investors and portfolio builders alike.

The existing tenancies provide an established income stream from completion, while the vacant units present an opportunity to enhance overall rental returns and maximise the property's investment potential.

Early viewing is recommended to appreciate the investment opportunity on offer.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £90,000

Property Type: Terraced House

Parking: On Street

Heating: Gas



**Ground Floor**  
Floor area 74.8 m<sup>2</sup> (805 sq.ft.)

**First Floor**  
Floor area 73.5 m<sup>2</sup> (791 sq.ft.)

**TOTAL: 148.3 m<sup>2</sup> (1,596 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>			
(69-80) <b>C</b>		69	72
(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	

Cranbourne Terrace, Stockton, Stockton-on-Tees, Durham, TS18 3PX

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

**20 Bishop Street, Stockton, Cleveland, TS18 1SY, Tel: 01642 210132, [stockton@pattinson.co.uk](mailto:stockton@pattinson.co.uk), [www.pattinson.co.uk](http://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.

