



High Newham Road, TS19 8RQ
3 Bed - House - End Terrace
Offers Over £70,000

An ideal opportunity for a first time buyer or rental investor to purchase this spacious three bedroom end terrace property. The property which is within close proximity to the North Tees Hospital, local shops and on major bus routes, briefly comprises of entrance hallway, lounge, kitchen/dining area, landing, three bedrooms and family bathroom/WC. Externally the property has easily maintained gardens to the front and rear. The property has recently been rented out for the past three years and achieved a figure of £475 per calendar month which works out at a yield of 7.6% per year.

Energy Rating: C70



ROBINSONS
 SALES • LETTINGS • AUCTIONS • SURVEYS

High Newham Road, TS19 8RQ

ENTRANCE HALLWAY

Via uPVC double glazed front entrance door, with stairs leading to landing, double radiator, doors leading to lounge and kitchen

LOUNGE

14'2 x 13'2 (4.32m x 4.01m)

uPVC double glazed bay window to the front elevation, double radiator and feature fireplace.

KITCHEN/DINING AREA

19'10 x 9'7 (6.05m x 2.92m)

A fitted kitchen with a range of base wall and drawer units incorporating a stainless steel sink drainer with mixer tap, gas hob and electric oven, space for fridge freezer and under counter washing machine and tumble dryer, doors leading to the rear of the property and uPVC double glazed window to the rear elevation.

LANDING

Which is approached via stairs from entrance hallway with doors leading to three bedrooms and family bathroom/WC, access to boarded loft which has power and lighting

BEDROOM ONE

11'7 x 11'3 (3.53m x 3.43m)

uPVC double glazed window to the front elevation, single radiator.

BEDROOM TWO

11'4 x 9'9 (3.45m x 2.97m)

uPVC double glazed window to the rear elevation, single radiator

BEDROOM THREE

8'7 x 8'1 (2.62m x 2.46m)

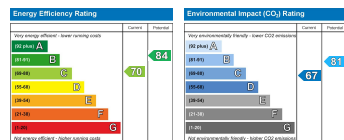
uPVC double glazed window to the front elevation and single radiator.

BATHROOM/WC

Fitted with a three piece modern white suite comprising of bath with over bath shower, pedestal wash hand basin and low level WC, uPVC double glazed frosted glass window to the rear elevation and chrome towel radiator

OUTSIDE

To the front of the property is an easily maintained garden with footpath leading to entrance door. To the rear is an enclosed garden with a patio area with gated access from the side of the property.



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019



ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS