



Belmont Avenue, Stockton-On-Tees, TS19 0DX

Offered for sale with no onward chain, ideal for first-time buyers or investors alike, this well-presented two bedroom end terrace home offers spacious, extended accommodation, a detached garage, and great outdoor space, all within easy reach of local amenities and transport links.

Upon entering, a hallway leads through to a comfortable lounge featuring a bay window and a gas fireplace, creating a warm and inviting living space. To the rear of the property, the modern fitted kitchen is stylishly appointed with high-gloss units and a range of integrated appliances including a fridge, freezer, gas hob, microwave, oven and washing machine. The kitchen flows into the extended dining area, where French doors open directly onto the rear garden.

The first floor offers two generous double bedrooms, with the principal bedroom benefiting from fitted mirrored wardrobes. Completing the accommodation is a family bathroom fitted with a shower over the bath.

Externally, the property enjoys an enclosed front garden alongside a driveway providing off street parking and access to a detached single garage. To the rear, there is an enclosed garden, predominantly laid to lawn with a paved patio area.

Further benefits include gas central heating, double glazing and a convenient location close to a range of local shops, schools, transport connections and everyday amenities. For investors, the property offers an anticipated rental income of approximately £800 per calendar month, representing an estimated gross yield of around 8%.

£120,000



Belmont Avenue, Stockton-On-Tees, TS19 0DX

PORCH

LOUNGE

15'1" x 11'10" (4.60m x 3.61m)

KITCHEN/DINING ROOM

18'10" x 15'1" (5.74m x 4.60m)

LANDING

BEDROOM ONE

12'1" x 11'9" (3.68m x 3.58m)

BEDROOM TWO

10'8" x 8'10" (3.25m x 2.69m)

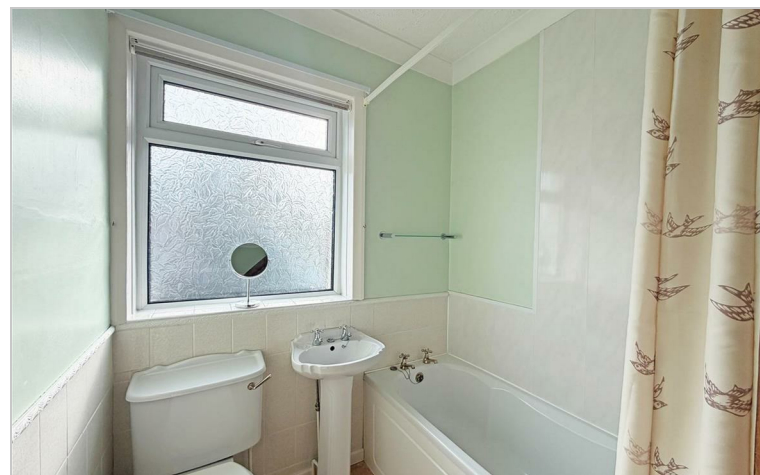
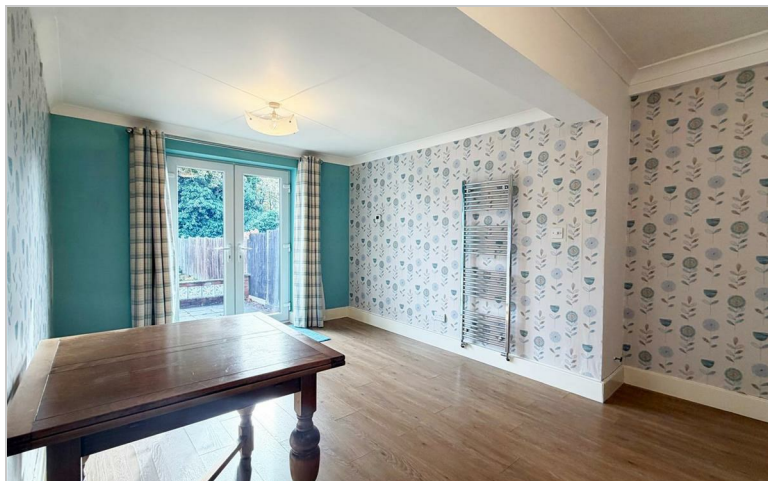
BATHROOM

7'1" x 5'10" (2.16m x 1.78m)

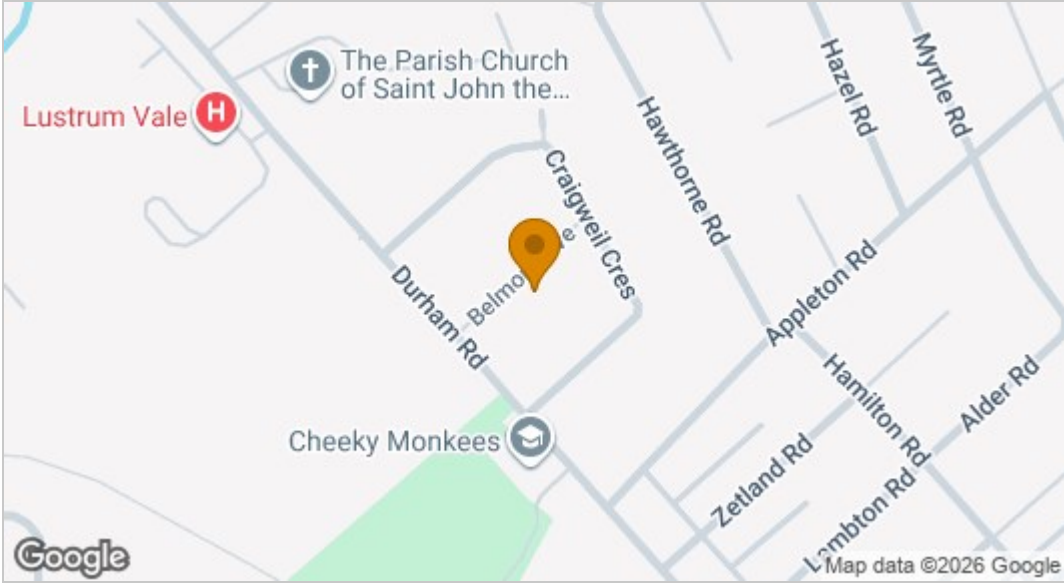
AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

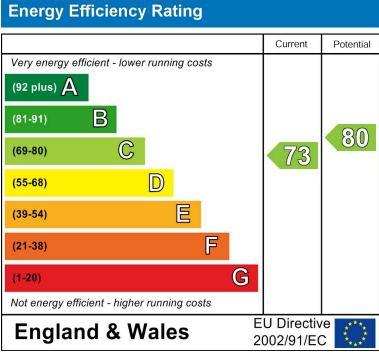




Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.