



## 2 bed terraced house to buy in

Princeport Road, Portrack,  
Stockton-on-Tees, Durham, TS18 2JB

# £75,000

🛏 x 2 🚿 x 1 🚿 x 2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ POPULAR LOCATION
- ✓ IDEAL FIRST HOME
- ✓ INVESTMENT OPPORTUNITY
- ✓ MODERN KITCHEN
- ✓ EPC Rating D

## Key Information

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

## Description

Ideal for first time buyers or investors alike, this attractive terraced home in the popular Portrack area of Stockton offers ready to move into accommodation with the added benefit of strong rental potential. With an anticipated rental income of approximately £650 PCM, the property could generate a gross yield of around 8.7% based on the asking price, making it an appealing addition to any portfolio.

Positioned conveniently for local amenities, schools and transport links, the home is well suited for those needing easy access across Stockton and the surrounding areas. Set behind a brick wall with a mature and well maintained frontage, the property offers a welcoming first impression from the outset.

Accommodation briefly comprises; entrance hall with stairs to the first floor, a spacious living room to the front elevation and to the rear an impressive open plan living and dining space incorporating a modern fitted kitchen with breakfast bar, creating a sociable and practical layout ideal for everyday living. A rear door leads out to the enclosed yard where two useful brick outbuildings provide additional storage.

To the first floor are two generously sized bedrooms along with a modern shower room. Further benefits include UPVC double glazing, gas central heating via a combination boiler and useful storage areas beneath the stairs and from the landing.

A property that would make an excellent first step onto the property ladder or a smart buy to let investment. Early viewing is strongly recommended. Contact the Stockton team today to arrange your appointment.

Council Tax Band: A

Tenure: Freehold

Price: £75,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Accommodation

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### Living Room

4.13m x 3.45m (13'6" x 11'3")



### Dining Room

4.94m x 2.72m (16'2" x 8'11")



### Kitchen



### Bedroom 1

4.97m x 2.89m (16'3" x 9'5")



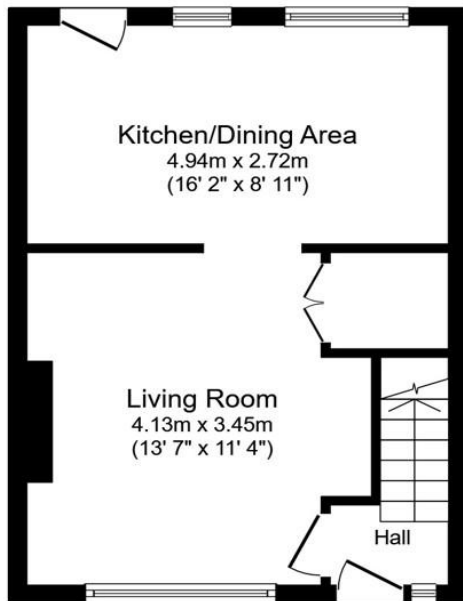
### Bedroom 2

3.21m x 2.96m (10'6" x 9'8")

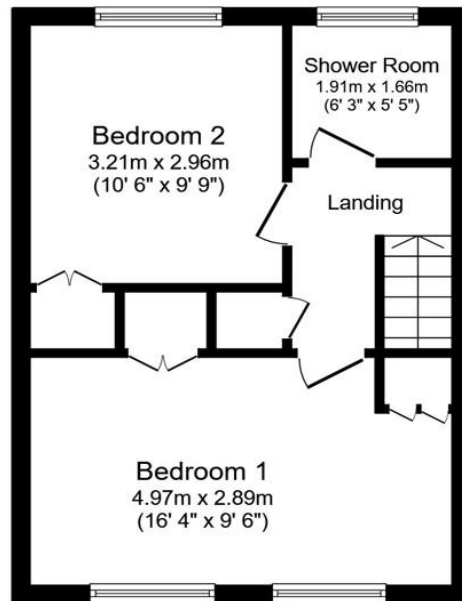


## Shower Room





Ground Floor



First Floor

Total floor area: 68.7 sq.m. (739 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>                                   |         | 74                      |
| (55-68) <b>D</b>                                   | 67      |                         |
| (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:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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