



## 3 bed semi-detached house to buy in TS19

Honey Way, Ragworth, Stockton-on-Tees, Durham, TS19 0JB

# £100,000

🏠 x3 🚿 x1 🚿 x1

Tenure

**Leasehold**

Driveway parking

## Property features

- ✓ NO ONWARD CHAIN
- ✓ WELL PRESENTED
- ✓ MODERN KITCHEN
- ✓ MODERN BATHROOM
- ✓ 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

## Description

Positioned to appeal to both the savvy investor and discerning first-time buyer alike, this well-presented semi-detached home offers the perfect blend of modern living and strong investment potential. With an anticipated rental income of approximately £700 PCM, the property offers an attractive yield opportunity with immediate day-one income potential.

The home has undergone a course of modernisation and upgrading, resulting in fresh and inviting accommodation throughout. Set back behind a front garden, the property benefits from a generous driveway providing ample off-road parking, while continuing to the side where, subject to the relevant permissions, there is potential to erect a garage.

Stepping inside, the welcoming hallway features a side window allowing natural light to flow in, along with stairs rising to the first floor. The spacious living room offers an ideal setting for relaxing or entertaining and seamlessly leads through to the refreshed kitchen and dining area. French doors open directly onto the sizeable rear garden, enjoying a sought-after south-easterly aspect, creating the perfect outdoor space for families, entertaining, or simply unwinding in the sun.

To the first floor, the fresh and modern feel continues with a landing leading to three bedrooms and a contemporary family bathroom fitted with a stylish three-piece white suite incorporating a shower over the bath.

Further enhanced by the advantage of No Onward Chain, this impressive home is ready to move straight into or let immediately. Early viewing is highly recommended — contact the Pattinson Estate Agents Stockton team today to arrange your appointment.

Council Tax Band: A

Tenure: Leasehold

Annual Ground Rent Amount: £45.00

Price: £100,000

Property Type: Semi-detached house

Parking: Driveway

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

3.92m x 3.51m (12'10" x 11'6")



### Kitchen

4.50m x 2.54m (14'9" x 8'4")



### Bedroom 1

3.55m x 2.34m (11'7" x 7'8")



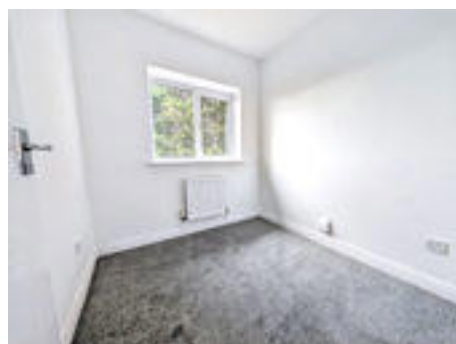
### Bedroom 2

3.12m x 2.34m (10'2" x 7'8")



### Bedroom 3

2.66m x 2.09m (8'8" x 6'10")



## Bathroom

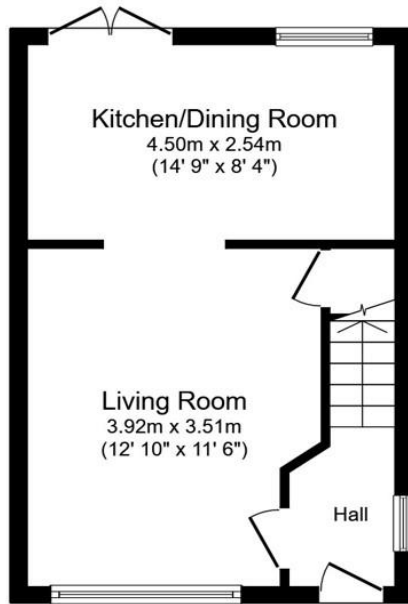
1.88m x 1.87m (6'2" x 6'1")



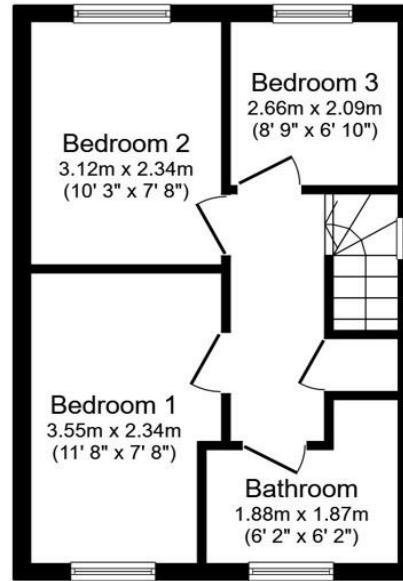
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## Rear Garden





Ground Floor



First Floor

Total floor area: 63.3 sq.m. (681 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>                                   |         | 88                      |
| (69-80) <b>C</b>                                   | 74      |                         |
| (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 |

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

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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