



## 6 bed terraced house to buy in

Hartington Road, Stockton,  
Stockton-on-Tees, Durham, TS18 1HD

**£95,000** Starting Bid

🏠 x 6 🚗 x 6 🚲 x 6

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Substantial Mid-Terrace Investment Property
- ✓ Block of Six Self-Contained Flats
- ✓ Potential Gross Yield of Approx.
- ✓ Current Gross Yield of Approx.
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric

## Description

FOR SALE VIA ONLINE AUCTION – INVESTMENT OPPORTUNITY – BLOCK OF SIX SELF-CONTAINED FLATS

Offered for sale via auction is this substantial mid-terrace property comprising six self-contained flats, located on the popular Hartington Road in Stockton-on-Tees.

The property presents an excellent investment opportunity with four of the six flats currently tenanted, providing an immediate income stream, whilst two flats remain vacant, offering significant scope for further rental growth and asset management potential.

Ideally situated within close proximity to Stockton Town Centre, local amenities, transport links and major employment centres, the property is well positioned to attract strong tenant demand.

The current rental income provides a gross yield of approximately 16.12%, with the potential to achieve a gross yield of approximately 24% once all six flats are fully occupied at anticipated market rental levels.

This is a rare opportunity to acquire a multi-unit residential investment with strong income potential and future growth prospects.

Please Note: Yield figures are based on current and projected rental income and are provided for indicative purposes only. The projected yield assumes all six flats are let at estimated market rents. Prospective purchasers should undertake their own due diligence and satisfy themselves regarding rental values, occupancy levels and investment returns.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £95,000

Property Type: Terraced House

Parking: On Street

Heating: Electric

## Entrance



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## Flat 1

EPC - E

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## Flat 2

EPC - D

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## Flat 3

EPC - C

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## Flat 4

EPC - D

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## Flat 5


EPC - D

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## Flat 6

EPC - C



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>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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 

Hartington Road, Stockton, Stockton-on-Tees, Durham, TS18 1HD

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

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

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