



## 2 bed terraced house to buy in

Winston Street, Stockton-on-Tees,  
Durham, TS18 3LF

**£65,000** Starting Bid

🏠 x2 🚗 x1 🚲 x1

Tenure

Size

**Freehold**

**818 sq ft / 76 sq m**

## Property features

- ✓ Ready-Made Investment
- ✓ Sold with tenants
- ✓ £660 PCM Rental Income
- ✓ 10.6% Gross Annual Rental Yield
- ✓ EPC Rating C

On Street parking

Chain free

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

High-Yield Investment Opportunity | Tenants in Situ | 10.6% Gross Rental Yield | £660 PCM Rental Income

Offered to the market as an excellent buy-to-let investment opportunity, this well-maintained two-bedroom mid-terrace property is being sold with long-standing tenants in situ, generating a rental income of £660 per calendar month (£7,920 per annum) and delivering an impressive 10.6% gross annual rental yield.

Positioned on a pleasant pedestrianised, tree-lined street, the property benefits from gas central heating, uPVC double glazing, and a recently renewed tiled roof, helping to minimise future maintenance costs and providing a ready-made addition to any investment portfolio.

The accommodation briefly comprises an entrance vestibule and hallway, leading through to a spacious 23ft open-plan lounge and dining room with dual-aspect windows, attractive cast-iron fireplace, and fitted display alcoves. The fitted kitchen offers a range of wall and base units, whilst the ground-floor bathroom is fitted with a modern white suite and shower.

To the first floor are two generous bedrooms, with the second bedroom retaining a characterful cast-iron fireplace. Externally, there is an enclosed rear yard providing low-maintenance outdoor space.

Conveniently located close to local shops, schools, parks, and regular bus routes, the property also benefits from excellent transport links via the nearby A66.

Available with no onward chain, this is a rare opportunity to acquire a fully tenanted property offering strong returns from completion.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £65,000

Property Type: Terraced House

Build Size: 76 sq m

USPs: Chain free

Parking: On Street

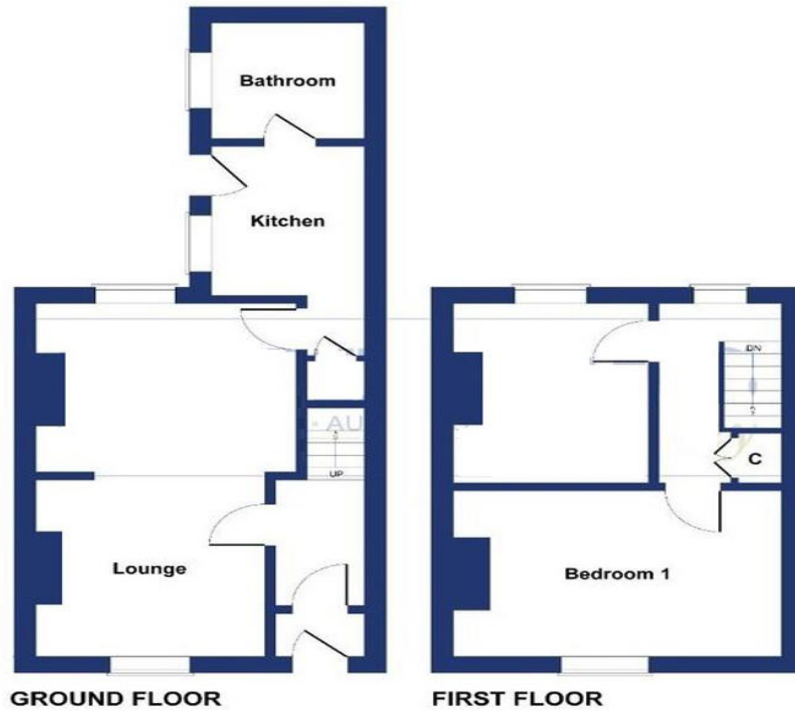
Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## Winston Street



### 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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			89
(69-80) <b>C</b>		70	
(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	

Winston Street, Stockton-on-Tees, Durham, TS18 3LF

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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