





Raleigh Road, Stockton-on-Tees

Offers Over £79,950 Freehold

Two Bed Terraced House | Tenant in Situ | Immediate Rental Income | £595 Achieved | 9% Yield | Prime Location | Large Enclosed Garden

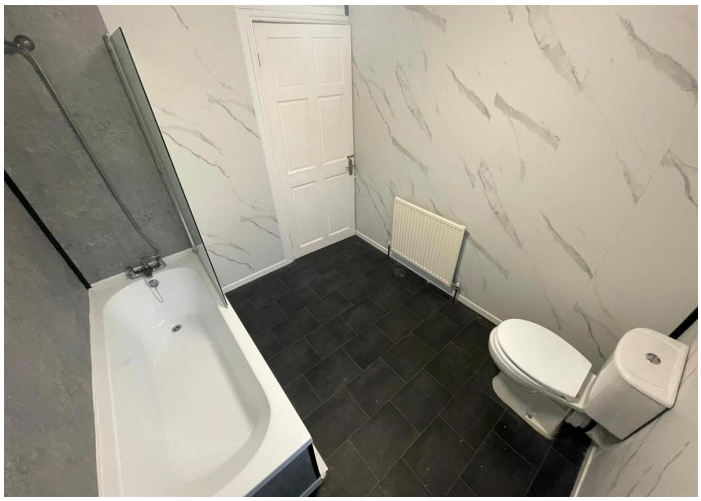
Investment Opportunity | Tenant In Situ | Rent from Day 1 | No Chain | Ample Transport Links | Driveway | Enclosed Rear Garden |

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Welcome to Raleigh Road, Norton, Stockton-on-Tees (TS20)
This well-presented two-bedroom semi-detached home offers an excellent investment opportunity or future residential purchase, set within a popular and well-connected location.

Tenant in Situ – Immediate Rental Income:

The property is currently let to a tenant who has just moved in and is paying £595 PCM, providing instant income for investors and a hassle-free addition to a portfolio.

Fantastic Location for Commuters and Amenities:

Ideally positioned, the property is approximately 12 minutes' drive to The Cleveland Centre, 7 minutes to the University Hospital of North Tees, and just 6 minutes to Stockton Train Line, offering easy commuting links. Billingham Town Centre is around 8 minutes away, making this a highly desirable location for tenants and owner-occupiers alike.

Large Enclosed Garden:

Externally, the property benefits from a large, enclosed rear garden, perfect for outdoor space, entertaining, or family use, along with a private driveway to the front.

Downstairs, you are welcomed into a comfortable living room, leading through to a kitchen-diner fitted with built-in appliances including an oven, hob, and extractor fan. A freestanding washing machine will be gifted to the prospective purchaser. UPVC doors from the kitchen provide direct access to the rear garden.

Upstairs, the property offers two double bedrooms, with the master bedroom featuring a charming feature fireplace. The recently refurbished family bathroom includes a bath with an overhead shower, providing a modern and practical space.

Externally, the property offers a private driveway and a large, well-maintained rear garden, ideal for tenants or future family living.

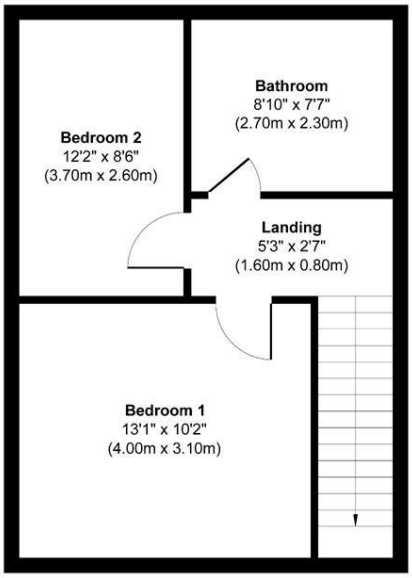
Ideally positioned, the property is approximately 6 minutes' drive to the Stockton train line and 7 minutes to the University Hospital of North Tees, with Billingham Town Centre around 8 minutes away and The Cleveland Centre reachable in approximately 12 minutes. Teesside Park and the A19 are both within easy reach, making this a highly desirable location for tenants and owner-occupiers alike.

Council Tax Band: A (Stockton Council)
Tenure: Freehold
Parking options: Driveway
Garden details: Rear Garden
Electricity supply: Mains

Heating: Gas Mains
Water supply: Mains
Sewerage: Mains



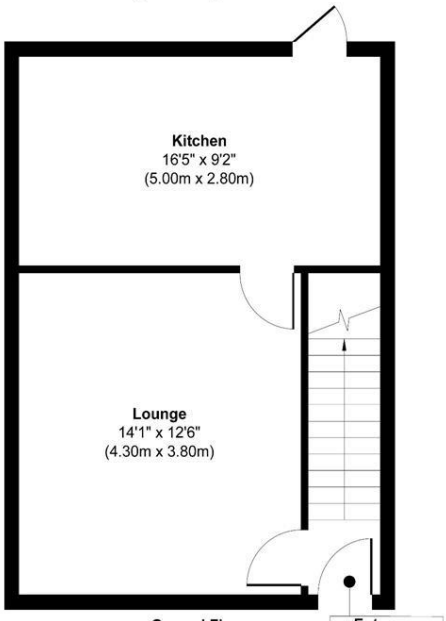
Raleigh Road, Norton TS20



First Floor
Approximate Floor Area
387 sq. ft
(36.00 sq. m)

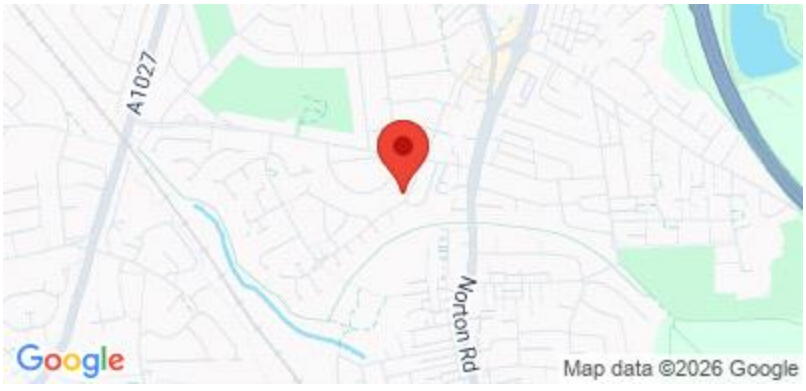
Approx. Gross Internal Floor Area 774 sq. ft / 72.00 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

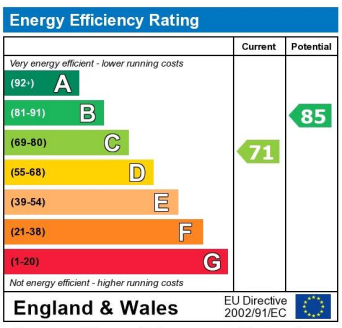
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Ground Floor
Approximate Floor Area
387 sq. ft
(36.00 sq. m)

Approx. Gross Internal Floor Area 774 sq. ft / 72.00 sq. m
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.