



DENSHAM DRIVE, STOCKTON-ON-TEES, TS18 3NN



- ▲ Perfect for First Time Buyers & Landlords
- ▲ Two Double Bedrooms - One with Bay Window
- ▲ Double Glazing & Gas Central Heating
- ▲ Modern Fully Fitted Kitchen
- ▲ White Bathroom Suite

- ▲ Entry Phone Door Linked to Communal Door
- ▲ Allocated Parking Space & Recycle Storage
- ▲ No Onward Chain

Offers Over £75,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Ideal Starter Property or Perfect Ready to Go Rental Investment with an anticipated yield of 9%pa (£7200).

A Smart & Modern Two Bed 1st Floor Apartment, Close to Amenities and Commuting Routes.

The accommodation flows in brief, entrance hall, lounge, breakfast kitchen, two double bedrooms and bathroom.

GROUND FLOOR

ENTRANCE

Communal entrance door with intercom system and bin store.

FIRST FLOOR

RECEPTION HALL

With radiator and storage cupboard.



TO VIEW: Tel: 01642 355000
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk



DENSHAM DRIVE, TS18 3NN



LIVING ROOM - 5.46m x 2.9m (17'11" x 9'6")

With double glazed window to the rear aspect, two radiators, laminate flooring and open to the kitchen.

KITCHEN - 3.43m x 2.54m (11'3" x 8'4")

With modern range of fitted units with complementary granite effect worktops, tiled splashbacks, electric oven, gas hob and overhead hood, plumbing for washing machine, space for fridge freezer, wall mounted boiler in cupboard, radiator, and double glazed window to the rear aspect.

MASTER BEDROOM - 3.8m (12'6") x 2.87m (9'5") excluding bay

With double glazed bay window to the front aspect, radiator, laminate flooring and fitted wardrobes.

BEDROOM TWO - 3.78m x 2.62m (12'5" x 8'7")

With double glazed window to the front aspect, radiator, and laminate flooring.

BATHROOM

With double glazed window to the side aspect, side panelled bath, low level WC, pedestal wash hand basin, corner shower cubicle, tiling to splashbacks and heated towel rail.



EXTERNALLY

ALLOCATED PARKING

AGENTS REF: - LJ/LW/GD/STO250210/17042025

Council Tax Band: A **Tenure:** Leasehold

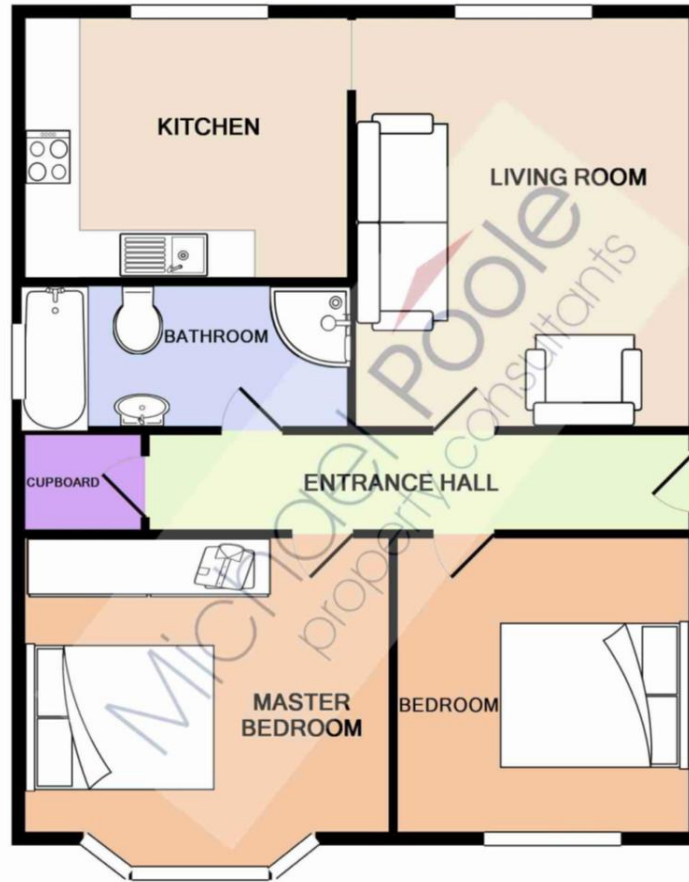
TO VIEW: Contact our Stockton office on
Tel: **01642 355000**



TO VIEW: Tel: **01642 355000**
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk





Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2014

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TO VIEW: Contact our Stockton Office on Tel: **01642 355000**
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP