

## TARRING STREET, STOCKTON-ON-TEES, TS18 1HJ



- ▲ 3 to 6-bedroom end-terrace property
- ▲ 3 ground floor rooms and Spacious kitchen
- ▲ 3 first floor rooms and adjoining room offering flexible use
- ▲ Gas central heating and double glazing
- ▲ Convenient central location
- ▲ Attractive investment opportunity

- ▲ Potential to increase value through refurbishment
- ▲ Vacant Possession
- ▲ This will have a covenant that prohibits the use as a short term/holiday let and as a HMO (House of Multiple Occupancy)

**Ideal Buy-to-Let Investment | Spacious End-Terrace Property |  
Strong Income Potential  
£60,000**

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A fantastic opportunity for investors to acquire this substantial end-terrace property situated within easy reach of Stockton Town Centre, local amenities, transport links, and employment hubs. Offering generous accommodation across two floors, this property presents excellent potential as a long-term rental investment with strong demand from the local residential lettings market.

The accommodation briefly comprises an entrance hall, three versatile reception rooms or additional ground floor bedrooms, a fitted kitchen, three well-proportioned bedrooms, an additional adjoining room ideal as a dressing room, office or nursery, and a family bathroom. The flexible layout provides scope for enhancement and value-add opportunities for the incoming purchaser.

Externally, the property occupies a prominent corner position and benefits from excellent access to local amenities, schools and transport connections.

**GROUND FLOOR**

**ENTRANCE HALL** - Double glazed entrance door to entrance hall with staircase to the first floor, single radiator and cupboard under stairs.

**RECEPTION ROOM ONE - 4.2m x 4.75m (max) (13'9" x 15'7" (max))**

With double glazed window to the front and side aspects and twin radiator.

**RECEPTION ROOM TWO - 3.2m x 4.75m (10'6" x 15'7")**

With double glazed window to the side aspect and twin radiator.

**RECEPTION ROOM THREE - 3.18m x 4.2m (max) (10'5" x 13'9" (max))**

With double glazed window to the front aspect and twin radiator.

**KITCHEN - 2.13m x 5.2m (max) (7' x 17'1" (max))**

With double glazed window to the rear aspect. Wall and drawer units with work surface incorporating an electric point for cooker and stainless steel sink and drainer unit. Wall mounted boiler.

**FIRST FLOOR**

**LANDING** - With double glazed window to the front and rear aspects, and loft access.

**TO VIEW:** Tel: 01642 355000

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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**BATHROOM** - With double glazed window to the side aspect, twin radiator, side panel bath, pedestal wash hand basin and low level WC.

**BEDROOM ONE - 4.7m x 4.14m (15'5" x 13'7")**

With double glazed window to the front and side aspects and single radiator.

**BEDROOM TWO - 3.23m x 4.01m (max) (10'7" x 13'2" (max))**

With double glazed window to the front aspect, twin radiator and through to an adjoining room.

**ADJOINING ROOM - 1.93m x 4.11m (6'4" x 13'6")**

With double glazed window to the front aspect and single radiator.

**BEDROOM THREE - 4.75m x 3.15m (15'7" x 10'4")**

With double glazed window to the side aspect and twin radiator.

**INVESTOR INFORMATION** - This property is being sold subject to a restrictive covenant prohibiting:

Use as a short-term or holiday let (including Airbnb-style accommodation)

Use as a House in Multiple Occupation (HMO)

The property is therefore suitable for owner-occupation or traditional residential letting only.

**SERVICES** - We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

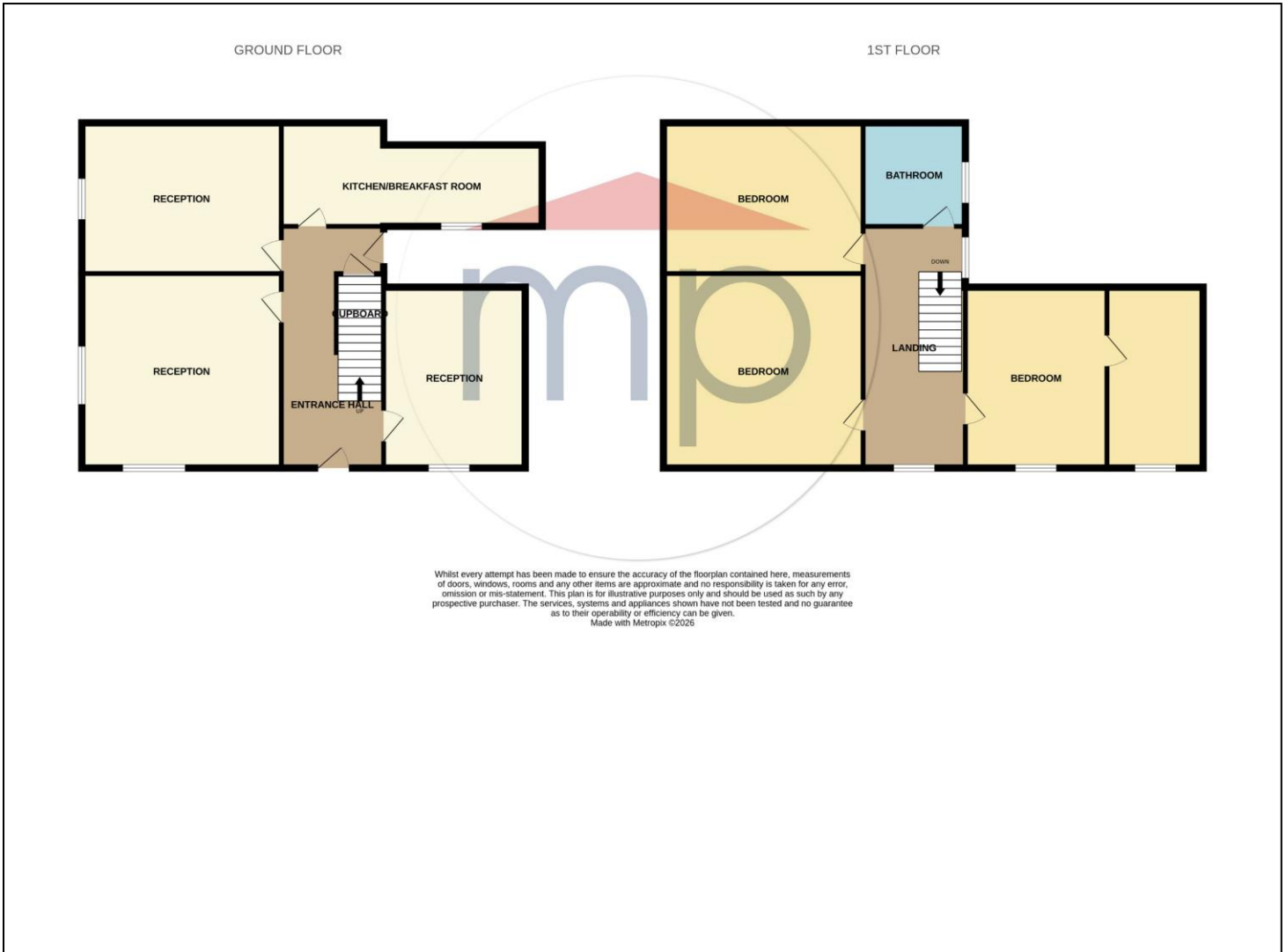
**BUYERS IDENTIFICATION CHECK(S)** - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

**AGENTS REF:** - LJ/LS/STO260334/16062026

**Council Tax Band:** A      **Tenure:** Freehold

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





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.



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