

TRINITY STREET, STOCKTON-ON-TEES, TS18 3EF



FOR SALE BY AUCTION
Thursday 30th July 2026



- ▲ Two bed mid-terraced property
- ▲ No onward chain
- ▲ Expected rental yield of £7140pa
- ▲ Two reception rooms
- ▲ Walking distance to Stockton High Street

Guide Price £45,000

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*** For Sale By Auction *** LIVE ONLINE AUCTION *** Thursday
30th July 2026 *** Option 1 ***
www.agentspropertyauction.com

Offered for sale with 'no onward chain'. An ideal investment purchase with an anticipated rental yield of 15%pa (£7140pa).

GROUND FLOOR

LIVING ROOM - 4.1m x 3.63m (13'5" x 11'11")

With double glazed window to the front aspect.

DINING ROOM - 3.73m x 3.63m (12'3" x 11'11")

With double glazed window to the rear aspect.

KITCHEN - 5.8m x 2.08m (19' x 6'10")

With double glazed window and door to the side aspect.

FIRST FLOOR

BEDROOM ONE - 4.75m x 3.45m (15'7" x 11'4")

With two double glazed windows to the front aspect.

BEDROOM TWO - 3.76m x 2.82m (12'4" x 9'3")

With double glazed window to the rear aspect.

BATHROOM - With double glazed window to the side aspect, side panelled bath, low level WC, pedestal wash hand basin and airing cupboard.

EXTERNALLY

Externally there is an enclosed courtyard.

AUCTION HOUSE DISCLAIMER - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

TO VIEW: Tel: 01642 355000

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

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DISCLAIMER - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

AGENTS REF: - LJ/LS/STO260381/30062026

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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