



18 Etherley Close, Stockton-On-Tees, TS19 8HX

Fixed Asking Price £39,999



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A fantastic opportunity for buy-to-let investors – this well-presented 1 bedroom purpose-built flat is located on the quiet residential cul-de-sac of Etherley Close, in the heart of Stockton-on-Tees.

The property is being sold with a sitting tenant in place, offering immediate rental income from day one paying £410PCM who has resided here since 2010, and priced to offer exemption from SDLT!

Situated on the first floor (or ground floor – the flat comprises:

A spacious double bedroom

Bright and airy living room

- Excellent Investment Opportunity
- Three Piece Bathroom Suite
- Income of £410PCM / £4,920PA
- Buyers Premium Fee of £3,000+VAT
- 1 Bedroom Apartment
- Fitted kitchen with ample storage and workspace
- Rental Yield of 10.9%

