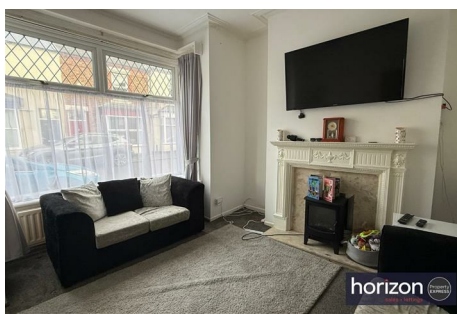
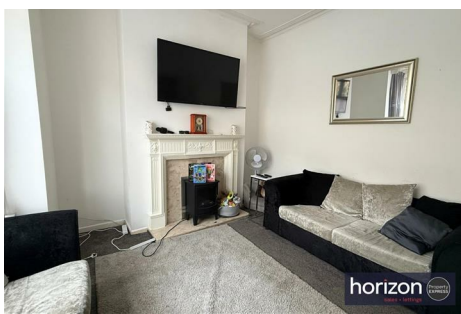




23 Langley Avenue

Stockton-On-Tees, TS17 7BZ

An excellent opportunity to acquire a high-yielding buy-to-let investment in a popular Thornaby location. This two-bedroom mid-terrace property is offered for sale with a tenant already in situ, providing immediate rental income of £500 per calendar month and an attractive gross yield of approximately 12.6%.

Asking Price £47,500

23 Langley Avenue

Stockton-On-Tees, TS17 7BZ



- Two Bedroom End-Terrace Freehold Buy-to-Let Property
- Council Tax Band A
- Cashflowing from Day 1
- Tenant in situ generating £500 PCM (£6,000 per annum)
- Family Bathroom and Seperate W/C
- Buyers Fee Applicable of £2,000+VAT
- Yielding 12.6%
- Popular Thornaby Location Close to Amenities and Transport Links

Tenanted Buy-to-Let Investment | Langley Avenue, Thornaby, Stockton-on-Tees, TS17 7BZ

This two-bedroom mid-terrace property represents a strong buy-to-let investment opportunity, offered for sale with a tenant in situ and producing an immediate rental income of £500 per calendar month. The property delivers an excellent gross yield of approximately 12.6%, making it a compelling option for both new and experienced investors. The tenant has been in situ for 10+ years and is on a rolling monthly agreement, offering strong stability and flexibility to any investor. The boiler has been recently serviced.

Located on Langley Avenue in the heart of Thornaby, the property sits within a popular residential area that continues to attract strong rental demand due to its proximity to local amenities, schools, and transport links.

The internal layout is well proportioned and briefly comprises:

Hallway

Spacious lounge

Separate dining area

Fitted kitchen with access to the rear courtyard

To the first floor:

Two generously sized double bedrooms

Family bathroom with W/C

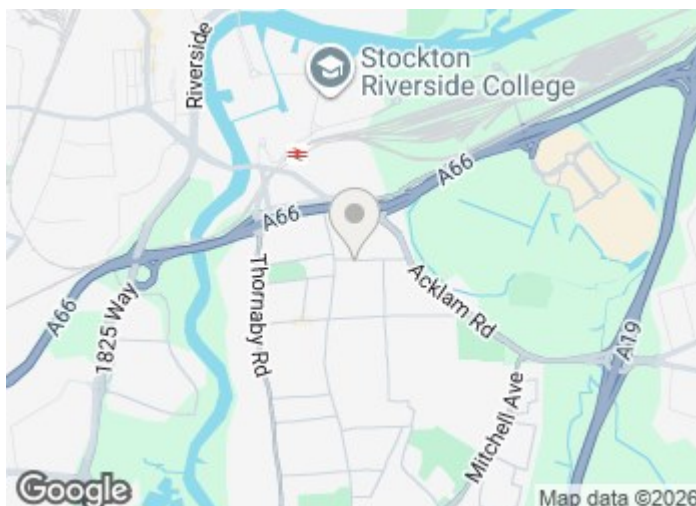
Investment Summary

Rental Income: £500 PCM (£6,000 per annum)

Yield - 12.6%

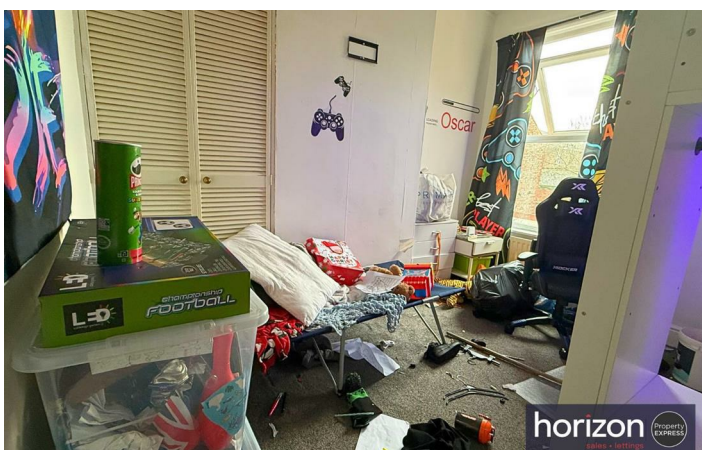
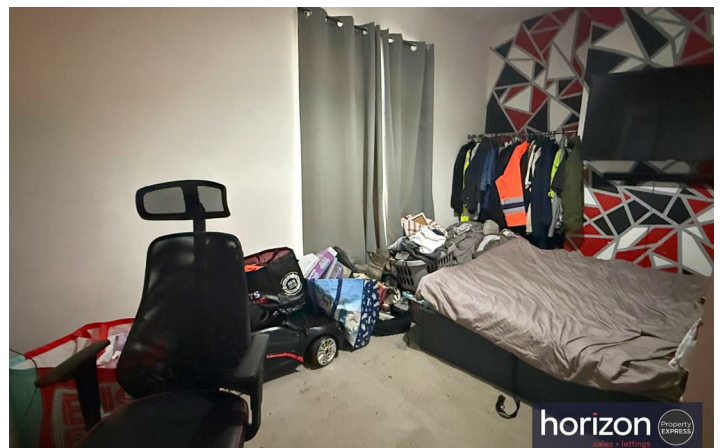
Tenanted - Income from Day 1

Buyers Fee Applicable of £2,000+VAT

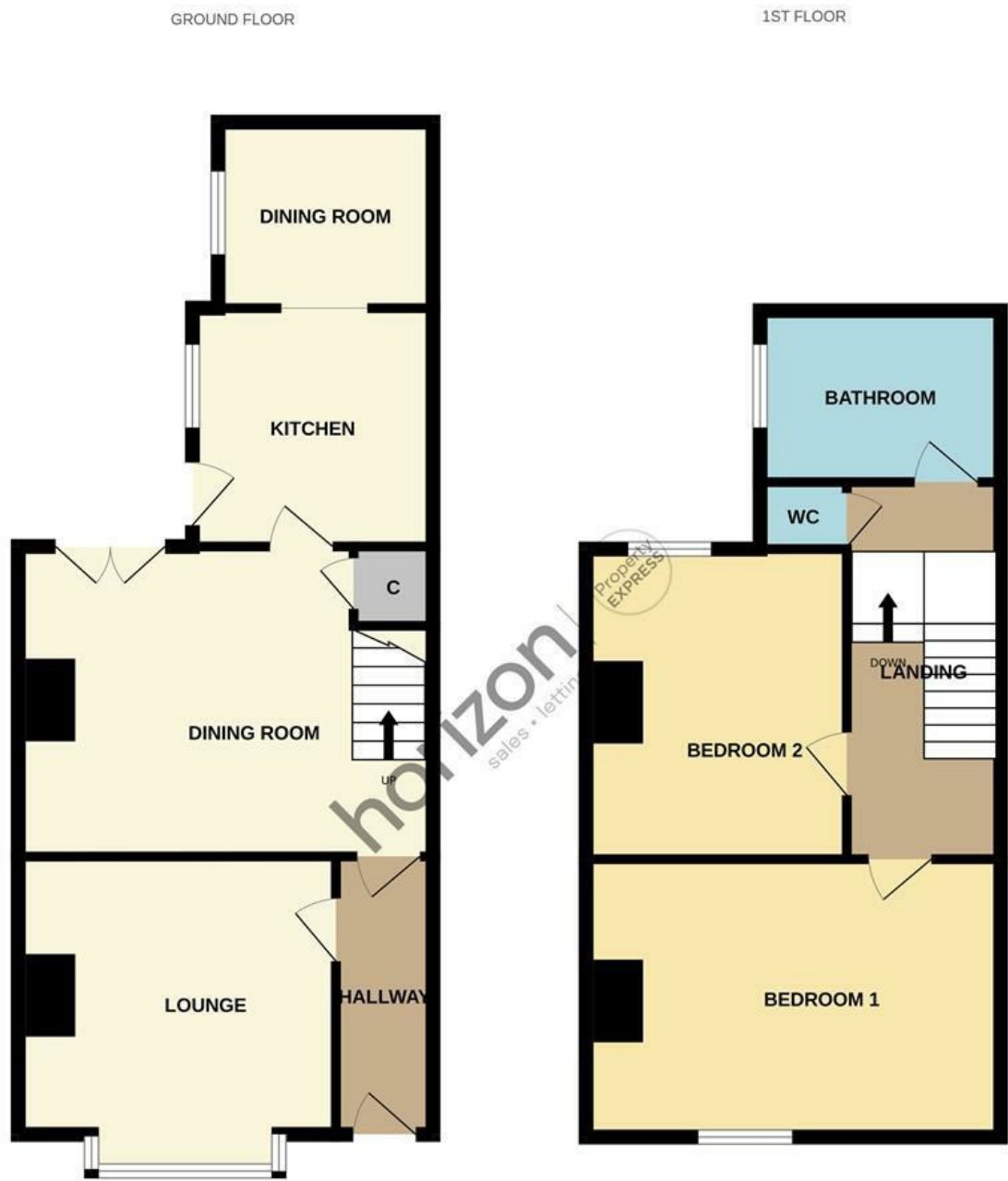


Offered at a competitive guide price of £47,500, this freehold property represents a turnkey investment with income from day one and strong ongoing rental demand. Early interest is recommended—please contact Pattinson Estate Agents, Stockton-on-Tees for further information or to arrange an internal inspection.

[Directions](#)



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	
England & Wales		
EU Directive 2002/91/EC		