



9 West Street

Stockton-On-Tees, TS21 1JU

Attractive Buy-to-Let Investment – 8%+ Gross Yield

An excellent opportunity for landlords and property investors to acquire a well-presented two-bedroom home with a long-term tenant already in situ, currently producing £595 pcm. Priced at £87,500, the property offers an attractive gross yield of approximately 8.16%, providing an established rental income from completion.

Asking Price £87,500

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- Current rental income £595pcm | Annual rental income £7,140
- Two-Bedroom Freehold Property
- Enclosed, Low Maintenance Yard
- Buyers Premium Fee Applicable of £3,600+VAT
- 8.16% Rental Yield at Asking Price
- uPVC Double Glazing & Gas Central Heating
- EPC D
- Turnkey Investment with Long Term Tenant In Occupation
- No Onward Chain
- Popular Village Location

INVESTMENT OPPORTUNITY – TWO BEDROOM HOUSE – 8%+ GROSS YIELD

Guide Price: £87,500 | Current Rent: £595 pcm | Gross Yield: Approx. 8.16%

Property Express / Horizon Sales & Lettings are pleased to offer for sale this attractive two-bedroom mid-terraced house, situated on a popular tree-lined residential street in the village of Stillington.

Of particular interest to investment purchasers, the property is currently let to a long-term tenant at £595 per calendar month, providing an annual rental income of £7,140. Based on the guide price of £87,500, this represents an attractive gross rental yield of approximately 8.16%, offering an established income stream from completion, subject to the existing tenancy and terms.

The property is well presented and has benefited from recent redecoration. Accommodation comprises a front lounge, inner hallway and a useful kitchen/breakfast room to the rear, fitted with a good range of units, oven and hob, breakfast bar and access to the enclosed rear yard. To the first floor are two bedrooms and a modern bathroom with white three-piece suite, shower over bath and screen. Loft storage is also available via a pull-down ladder from bedroom two.

The property benefits from combi gas central heating, uPVC double glazing and a good-sized enclosed rear yard.

Stillington is a popular village surrounded by open countryside, offering a range of local amenities including a Primary School, Post Office, village shop, church, Health Centre and Forest Nature Park. The village provides good access to Stockton-on-Tees, Sedgfield, the A1(M) and A19, with local bus services also available.

An appealing opportunity for landlords and portfolio investors seeking a two-bedroom residential investment with a long-term tenant in situ and an attractive 8%+ gross yield.

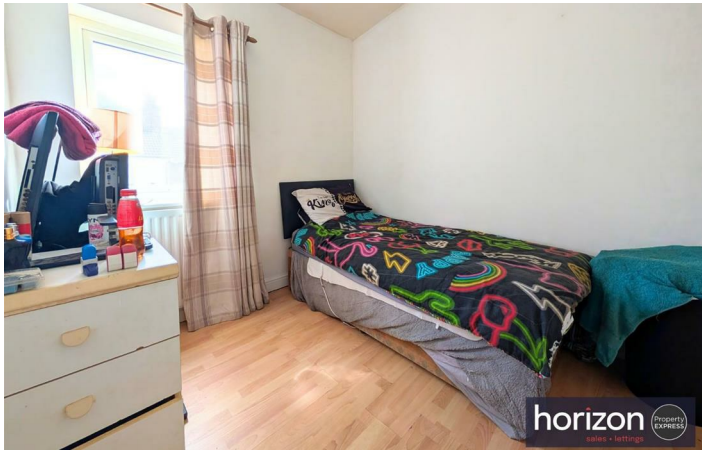
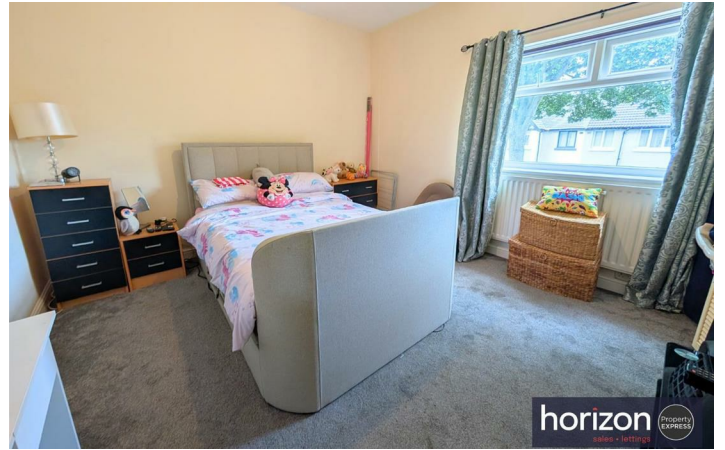
Buyers Premium Fee Applicable



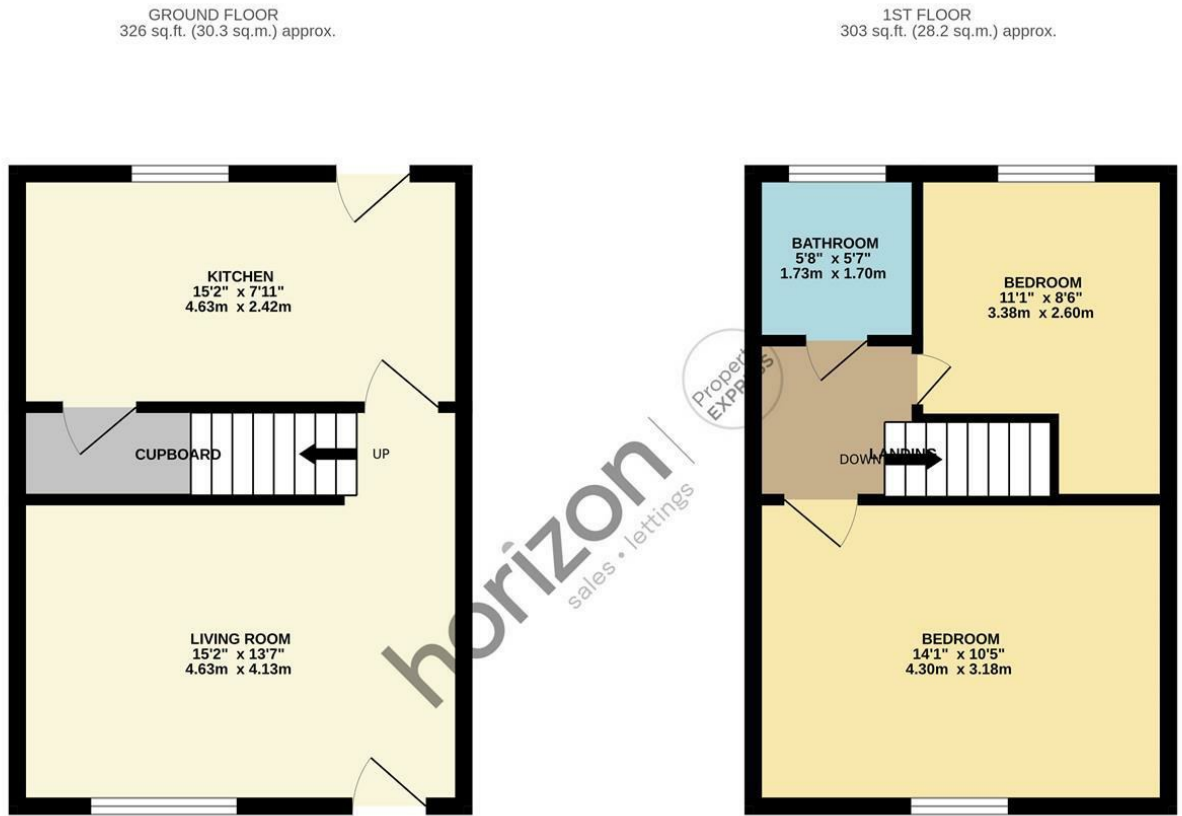
A compelling opportunity for investors seeking an affordable, income-producing residential property in an established village location. With a long-term tenant, strong headline yield and no onward chain, this property offers the potential to be a straightforward addition to an existing portfolio or an attractive first buy-to-let investment.

Contact Property Express / Horizon Sales & Lettings today for further information or to arrange a viewing.

Directions



Floor Plan



TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.

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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