



Daventry Avenue, Stockton-On-Tees, TS19 0PQ

This mid terrace property is offered with no onward chain and is an excellent opportunity for both first time buyers and investors alike.

The accommodation features a hallway, three good sized bedrooms, a spacious living area, a fitted kitchen/breakfast room with integrated gas hob, three bedrooms (two with fitted wardrobes) and bathroom/wc, all warmed by gas central heating and complemented by double glazed windows.

To the rear, the property enjoys a south-west facing garden accessed via French doors. The garden is partially decked, providing an ideal area for seating or entertaining, while the remainder is laid to lawn. To the front, the garden is made private by an established hedge and is designed for low maintenance, featuring a graveled area. On street parking is available for residents and visitors.

Situated in a convenient residential location, the property is approximately two miles from North Tees Hospital and is well placed for access to a mix of primary and secondary schools. The surrounding area offers a range of local amenities and transport links, making it a popular and practical location for families, professionals and those seeking an investment opportunity.

To a property investor, there is the potential to generate a rental income of £8,700pa.

£99,950



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HALL

LOUNGE

17'10" x 10'3" (5.44m x 3.12m)

KITCHEN/DINING ROOM

15'4" x 14'1" > 7'1" (4.67m x 4.29m > 2.16m)

LANDING

BEDROOM ONE

13'11" x 9'1" (4.24m x 2.77m)

BEDROOM TWO

15'3" x 9'9" (4.65m x 2.97m)

BEDROOM THREE

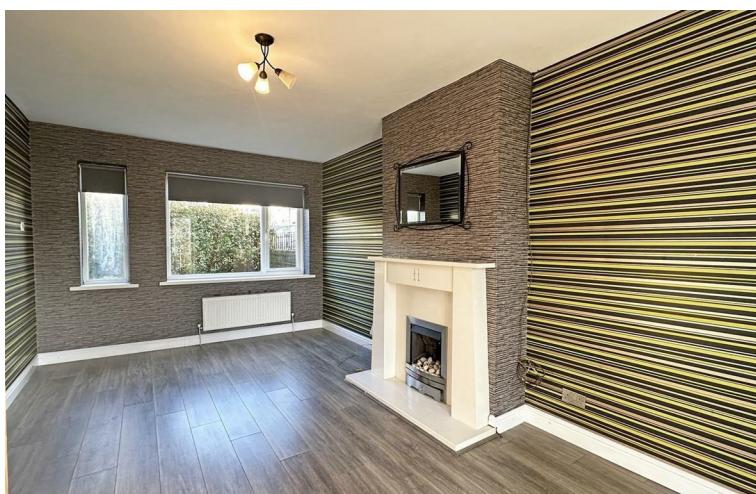
8'11" x 8'5" (2.72m x 2.57m)

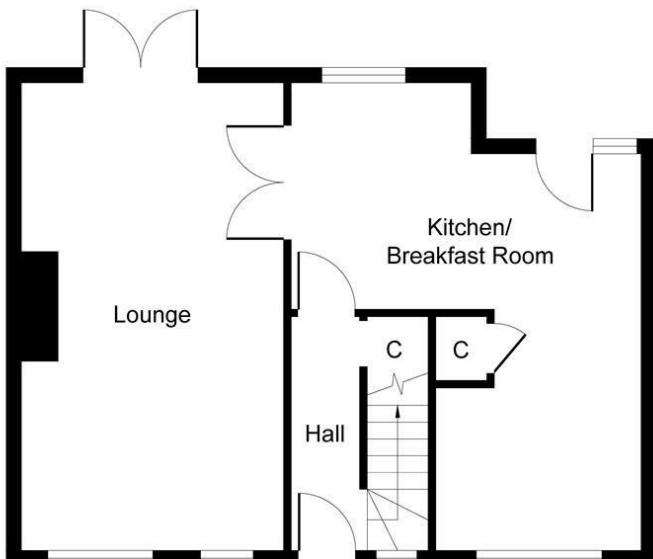
BATHROOM

9'9" x 5'4" (2.97m x 1.63m)

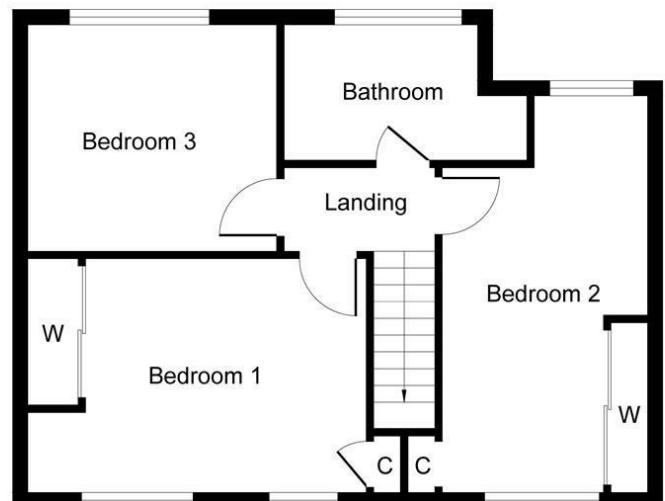
AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.





Ground Floor



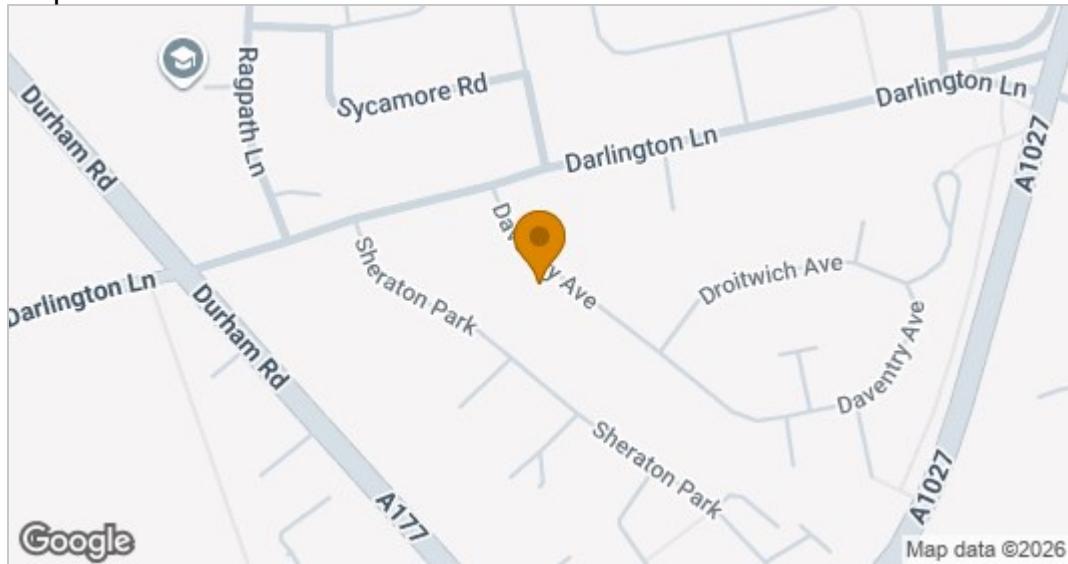
First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

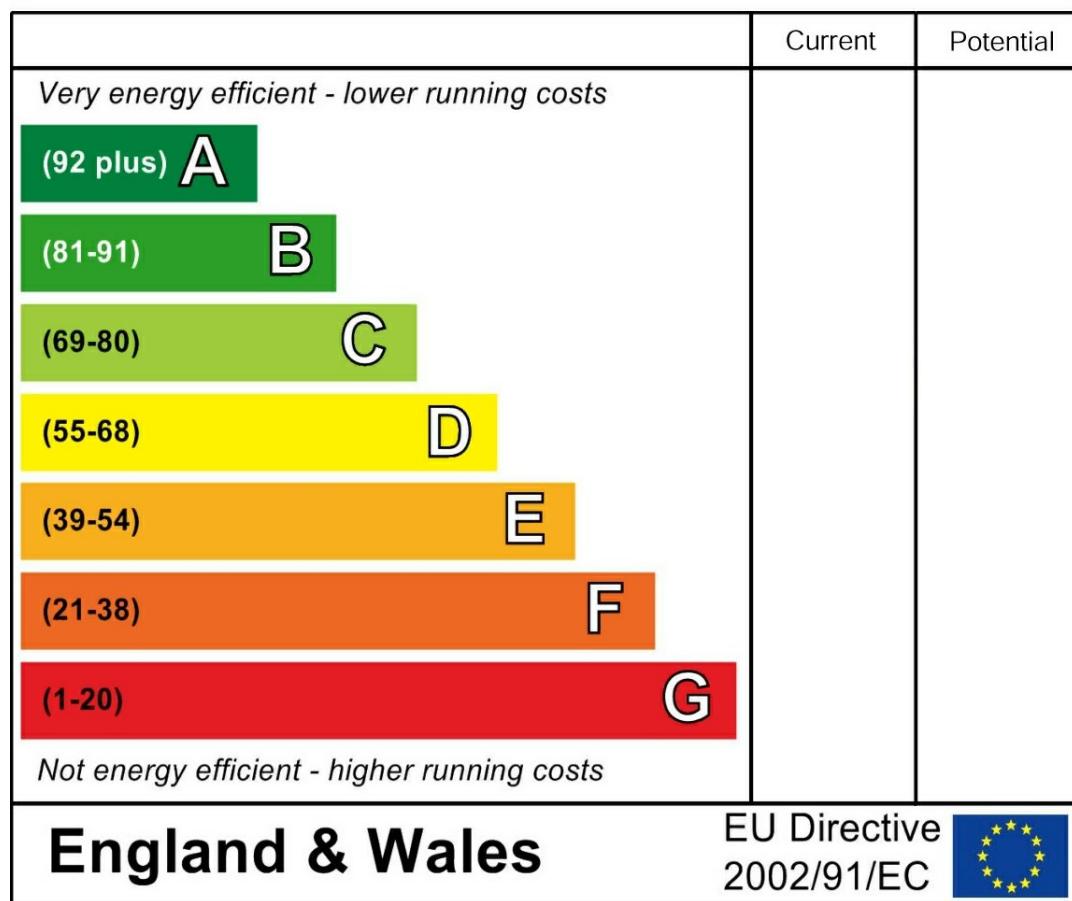
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Map



EPC graph

Energy Efficiency Rating



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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