



## Seatonport Court, Stockton-On-Tees, TS18 2JJ

Offered with no onward chain, this two bedroom terraced home is located in the popular Portrack area of Stockton-on-Tees, making it an ideal opportunity for investors looking to capitalise on its rental potential. The property is conveniently positioned close to local amenities, schools, and transport links, providing easy access to the town centre and surrounding areas.

The accommodation comprises a lounge, a separate dining room, and a kitchen fitted with a range of units, an integrated oven, and a gas hob. Upstairs, there are two generous bedrooms and a modern family bathroom.

The home benefits from gas central heating and a practical, well proportioned layout with plenty of natural light throughout. Externally, there is a low maintenance yard and an outbuilding, offering additional storage or utility space.

While the property may require some modernisation, it presents significant potential and is likely to appeal to developers and investors seeking a rewarding project.

Offers Over £60,000



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## HALL

## LOUNGE

13' x 11'3" (3.96m x 3.43m)

## DINING ROOM

8'10" x 8'6" (2.69m x 2.59m)

## KITCHEN

## LANDING

## BEDROOM ONE

16'2" x 9'6" (4.93m x 2.90m)

## BEDROOM TWO

10'6" x 9'10" (3.20m x 3.00m)

## BATHROOM

6'1" x 5'5" (1.85m x 1.65m)

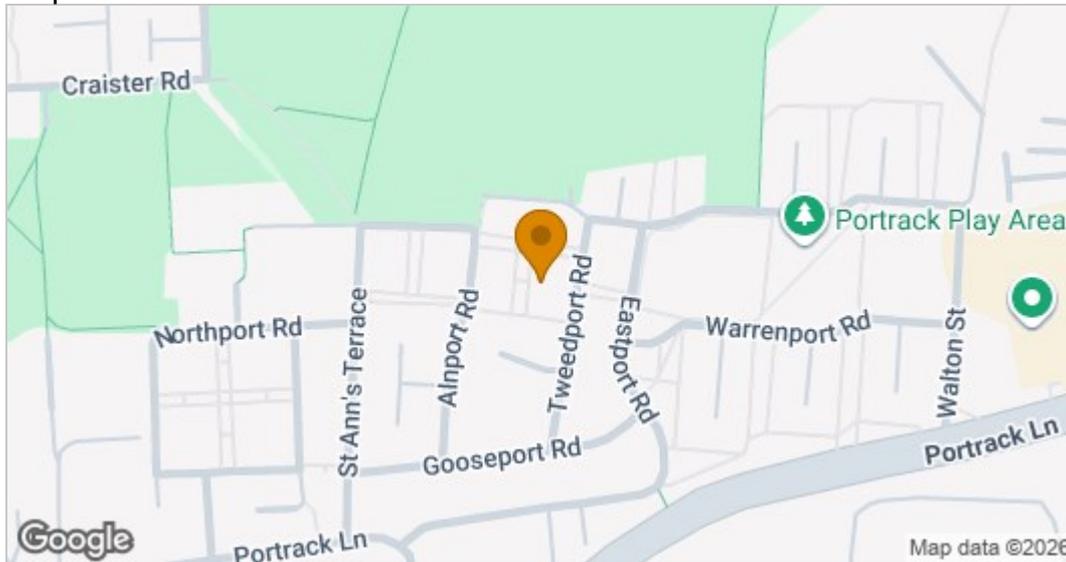
## AML PROCEDURE

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.



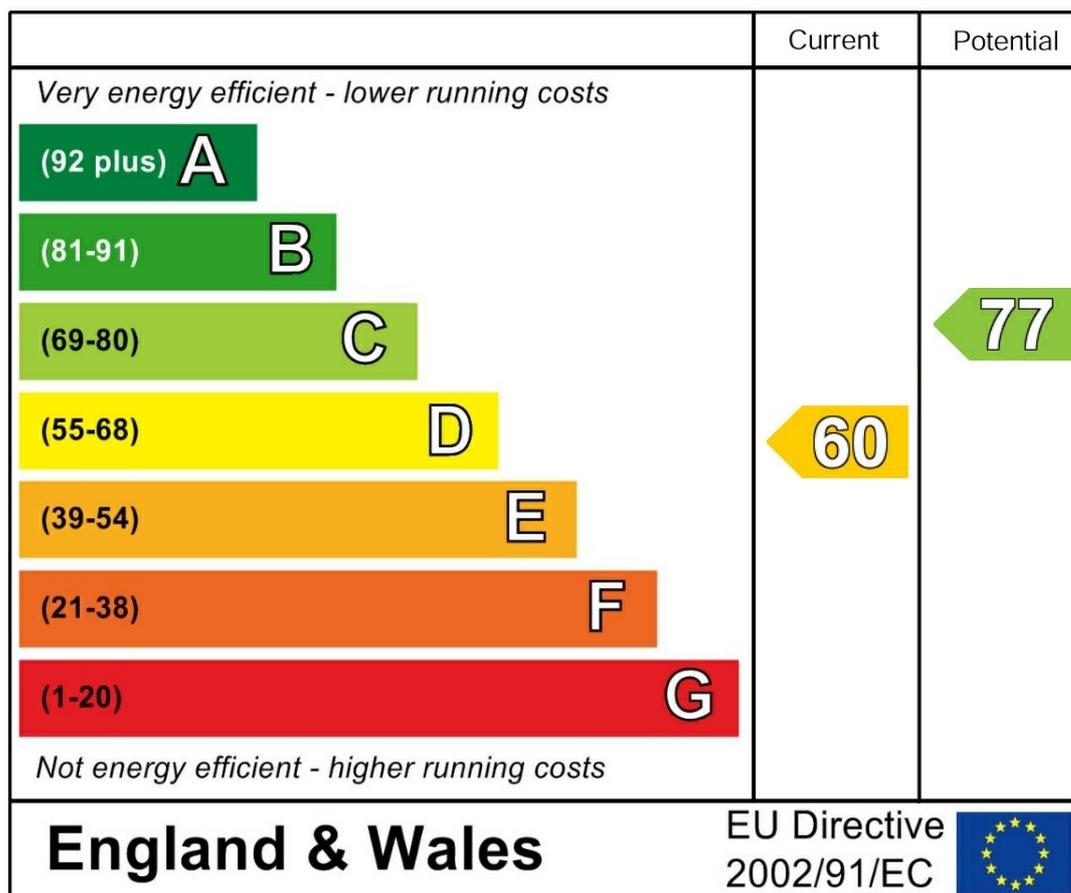


## Map



## 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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