



## 1 South Mount Pleasant Street Stockton-On-Tees

£50,000

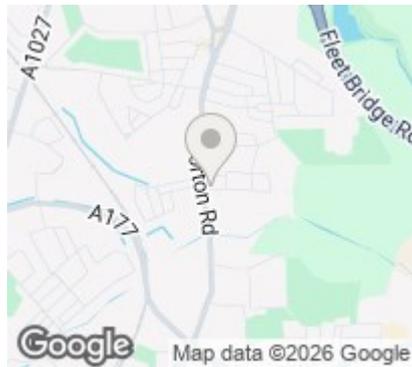
FREEHOLD

An excellent opportunity for investors, developers, or buyers seeking a full renovation project, this two-bedroom end-terrace property is ideally positioned within the popular Norton area of Stockton-on-Tees.

Requiring comprehensive modernisation throughout, the property offers significant scope to add value and transform into a desirable home or rental investment. The accommodation briefly comprises; two reception rooms, kitchen and utility room to the ground floor, two bedrooms and a bathroom to the first floor. There is a small garden to the front of the property and an enclosed yard to the rear.

Situated within close proximity to Norton High Street, local amenities, and transport links, the property benefits from a well-established residential setting with strong rental demand.

Early viewing is recommended to appreciate the potential this property has to offer. CASH BUYERS ONLY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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