



### 3 bed terraced house to buy in

Crookhall Walk, Hardwick,  
Stockton-on-Tees, Durham, TS19 8QG

**£70,000** Starting Bid

x3 x1 x2

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ AUCTION SALE
- ✓ TERM AND CONDITIONS APPLY
- ✓ NO ONWARD CHAIN
- ✓ GREAT INVESTMENT
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

For Sale by Online Auction – Terms & Conditions Apply

A ready-made investment opportunity offering immediate income potential, this well-maintained three-bedroom property is ideally positioned for strong tenant demand, with close proximity to North Tees University Hospital and a range of local amenities and transport links.

The accommodation is presented in good order throughout and briefly comprises: entrance hall with stairs to the first floor, a spacious living room to the front elevation, and a separate dining room to the rear. The fitted kitchen provides a comprehensive range of wall, base and drawer units, with access leading through to a useful rear outhouse and enclosed yard.

To the first floor, the property offers three well-proportioned bedrooms along with a modern family bathroom fitted with a three-piece white suite.

Externally, the property benefits from a private rear yard, providing low-maintenance outdoor space.

Offered with no onward chain, this property represents a straightforward purchase with excellent potential for investors seeking a strong, income-generating asset.

Key Features:

For Sale by Auction – Terms & Conditions Apply

Three Bedroom Mid-Terrace Property

Ideal Investment with Day One Income Potential

Well Maintained Throughout

Two Reception Rooms

Fitted Kitchen with Rear Outhouse Access

Enclosed Rear Yard

Close to Hospital, Amenities and Transport Links

No Onward Chain

Early viewing is highly recommended to appreciate the opportunity on offer.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £70,000

Property Type: Terraced House

Parking: Off Street

Heating: Gas

## Accommodation

---

### Living Room

4.08m x 3.68m (13'4" x 12'0")



### Dining Room

2.79m x 2.71m (9'1" x 8'10")



### Kitchen

2.84m x 2.79m (9'3" x 9'1")



### Bedroom 1

3.64m x 3.51m (11'11" x 11'6")



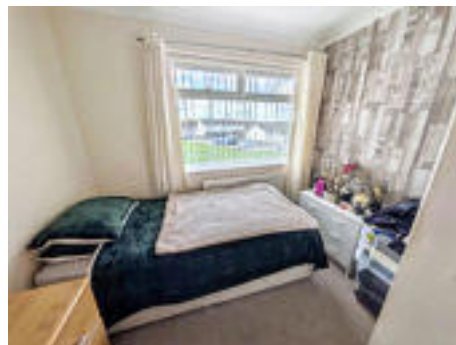
### Bedroom 2

3.11m x 2.82m (10'2" x 9'3")



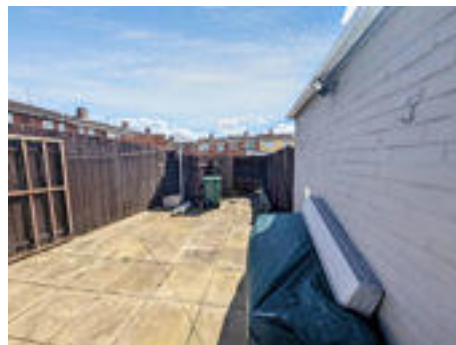
## Bedroom 3

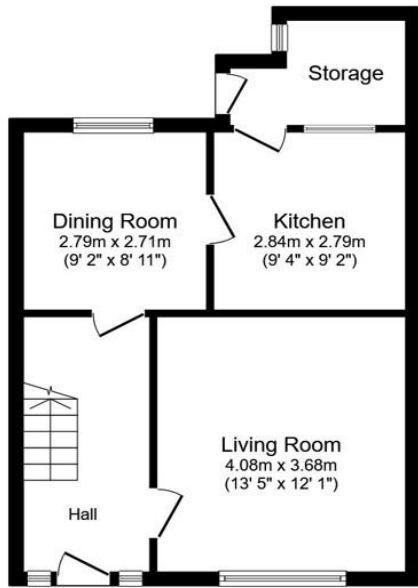
2.64m x 2.51m (8'7" x 8'2")



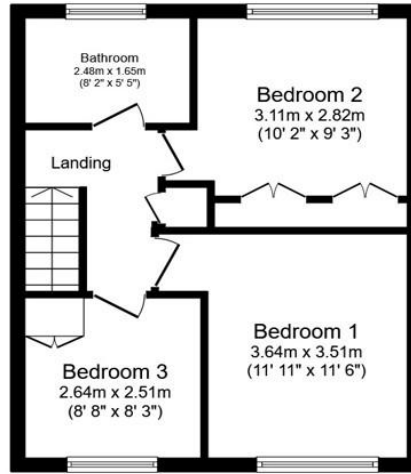
---

## Rear





**Ground Floor**  
Floor area 42.9 sq.m. (461 sq.ft.)



**First Floor**  
Floor area 38.9 sq.m. (419 sq.ft.)

**Total floor area: 81.8 sq.m. (880 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Crookhall Walk, Hardwick, Stockton-on-Tees, Durham, TS19 8QG

Contact your local branch today for more information on this property:

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**

<https://www.alignsurveyors.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

