



## Newtown Avenue, Newtown, Stockton-On-Tees, TS19 0DD

This property will appeal to **INVESTORS AND DEVELOPERS** being a mid-terraced, two bedroom house in need of refurbishment and modernisation.

The accommodation comprises of a hallway, leading to two reception rooms and a galley style kitchen. Upstairs are two bedrooms and a bathroom. Externally there is a wall enclosed rear yard.

The property benefits from Combi gas central heating and double glazed windows.

Newtown Avenue is positioned off Durham Road in Stockton, offering a range of convenience stores and a post office. Additionally, there is a regular bus service into Stockton town centre.

Offers Over £50,000



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HALL

LOUNGE

11'4 x 10'4 (3.45m x 3.15m)

DINING ROOM

12'5 x 10'5 (3.78m x 3.18m)

KITCHEN

11'1 x 5'1 (3.38m x 1.55m)

LANDING

BEDROOM ONE

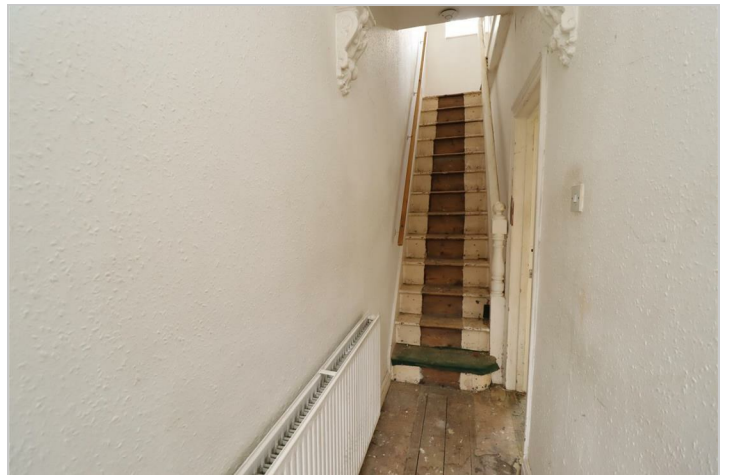
14' x 11'3 (4.27m x 3.43m)

BEDROOM TWO

7'5 x 7'11 (2.26m x 2.41m)

BATHROOM

4'8 x 7'11 (1.42m x 2.41m)



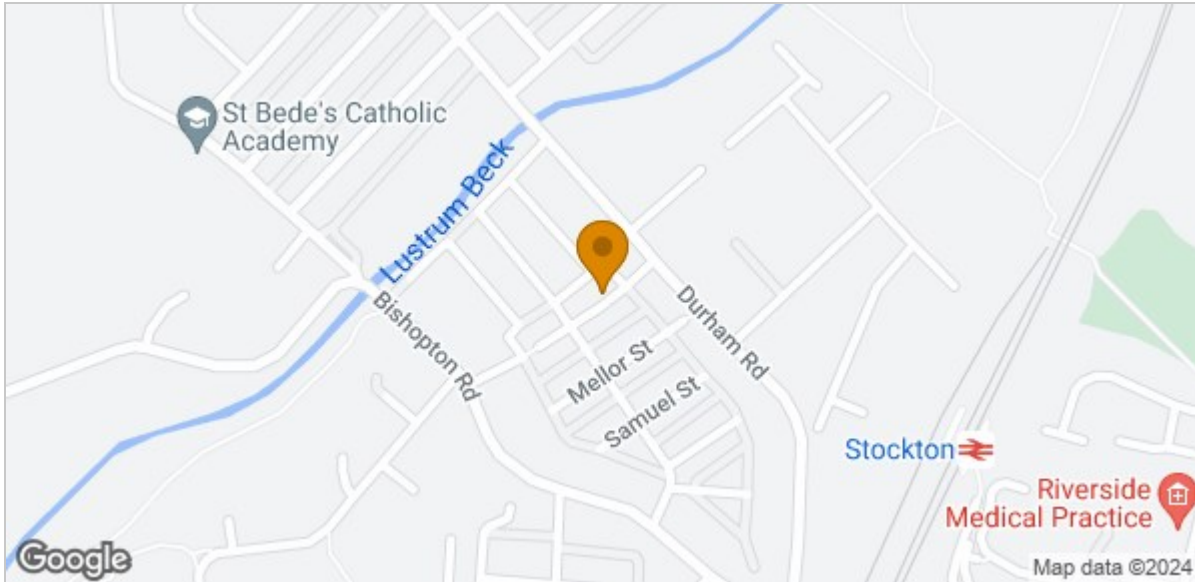


## EPC graph

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>83</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>55</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<br>2002/91/EC |           |

## Map



## Floor Plan



## VIEWING

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

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.

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