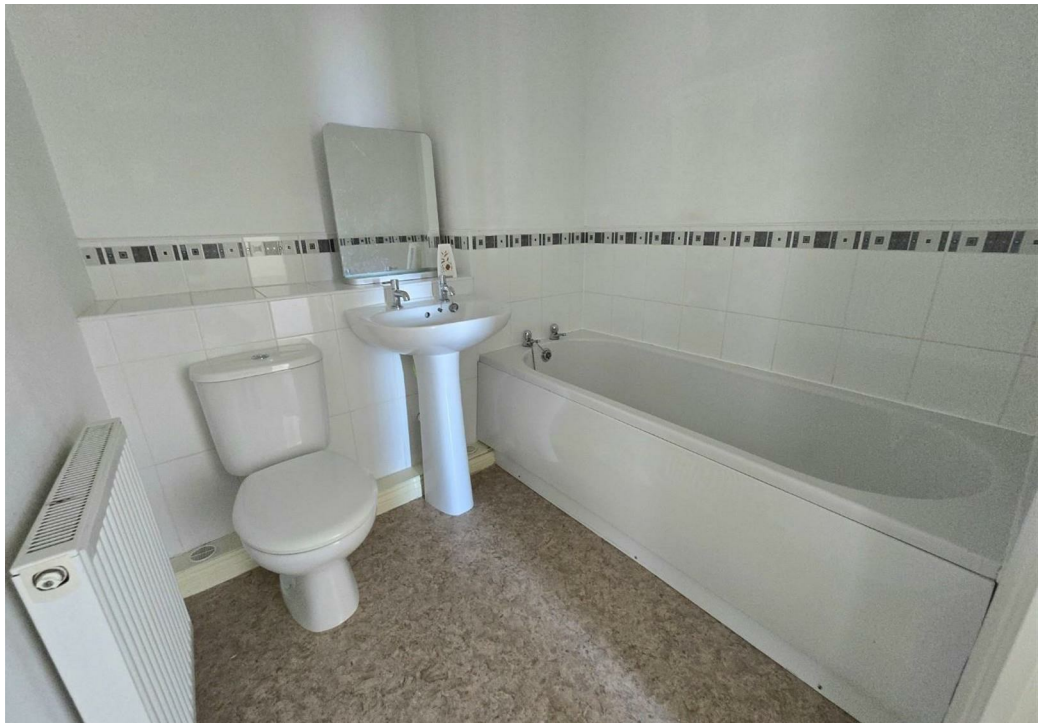
Master Road, Thornaby, TS17 0JN
2 Bed - Apartment
£55,000

Council Tax Band: B
EPC Rating: C
Tenure: Leasehold

SMITH & FRIENDS
ESTATE AGENTS



Master Road, Thornaby, TS17 0JN

Flat 29 Butterworth House, Master Road, Thornaby, Stockton-on-Tees, TS17 0JN

*** NO CHAIN SALE ***
*** IDEAL FOR FIRST TIME BUYER OR INVESTOR FOR BUY-TO-LET ***

NEW TO THE MARKET, this spacious two bedroom third floor apartment with the benefit of gas central heating and upvc double glazing. In our opinion the property would provide an excellent purchase for a first time buyer or would provide an excellent buy to let opportunity for a landlord/ investor.

Butterworth House is located on Master Road with an open outlook to the front over a large green belt. In an established and popular residential area within walking distance of Thornaby Town Centre where there are an excellent range of shopping and leisure facilities.

The accommodation briefly comprises: Entrance Hall, Spacious Lounge with Double Opening Doors leading to the Fitted Kitchen with built in oven and hob, Two Bedrooms - Master Bedroom with En-Suite Shower Room/ WC with a white suite and Bathroom/WC with a white suite.

Offered for sale at a competitive price level for a quick sale and with the benefit of no onward chain viewing is highly recommended.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

Entrance Hall
6'11" x 9'8" (2.12m x 2.96m)
Additional 1.09m x 3.78m

Living Room
14'2" x 10'9" (4.32m x 3.28m)

Kitchen
6'7" x 10'0" (2.01m x 3.05m)

Bedroom 1
10'3" x 11'1" (3.14m x 3.38m)

En-Suite
5'10" x 5'7" (1.80m x 1.71m)

Bedroom 2
10'4" x 7'1" (3.15m x 2.18m)

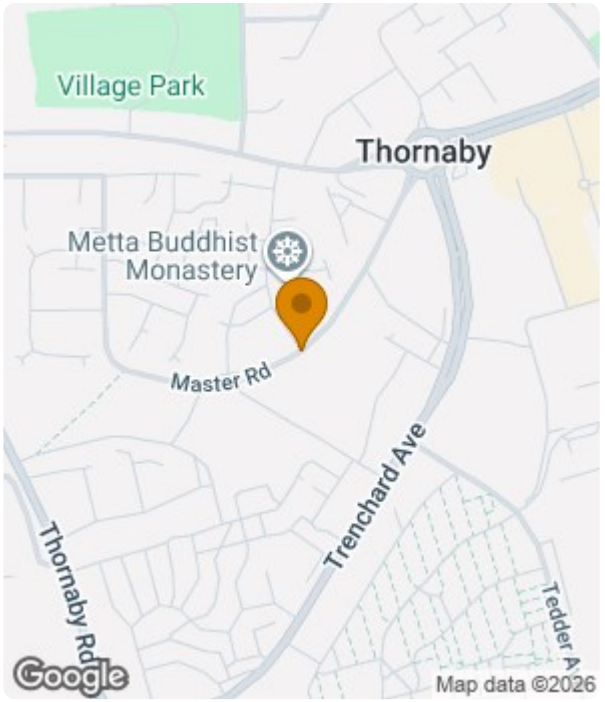
Family Bathroom
5'7" x 6'5" (1.71m x 1.97m)

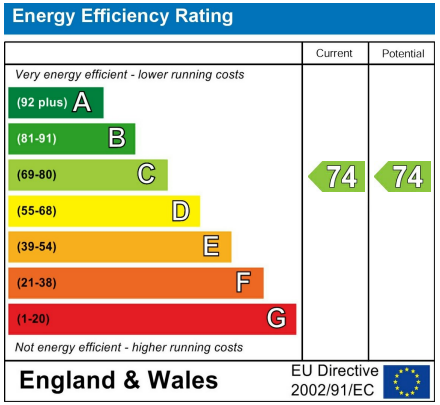
Approximate total area(1)
594 ft²
55.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH
Tel: 01642 762944
inglebybarwick@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS
ESTATE AGENTS