



Public Notice

Address: Flat 24 Butterworth House, Master Road, Thornaby, TS17 0JN

We are acting in the sale of the above property and have received an offer of £63,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - B

ROBINSONS TEES VALLEY are delighted to market this, chain free two bedroom/ two-bathroom second floor apartment. 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.

For a viewing contact ROBINSONS TEES VALLEY - Estate agents Ingleby Barwick

In Association with SMITH & FRIENDS Ltd.

Master Road, TS17 0JN

2 Bedroom - Flat

£60,000

EPC Rating: B

Tenure: Leasehold

Council Tax Band: B

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Master Road, TS17 0JN

Lounge
14'1 x 10'8 (4.29m x 3.25m)

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

Bedroom One
10'11 x 10'1 (3.33m x 3.07m)

En-Suite
6'6 x 5'9 (1.98m x 1.75m)

Bedroom Two
10'1 x 7'1 (3.07m x 2.16m)

Bathroom
7'0 x 6'3 (2.13m x 1.91m)

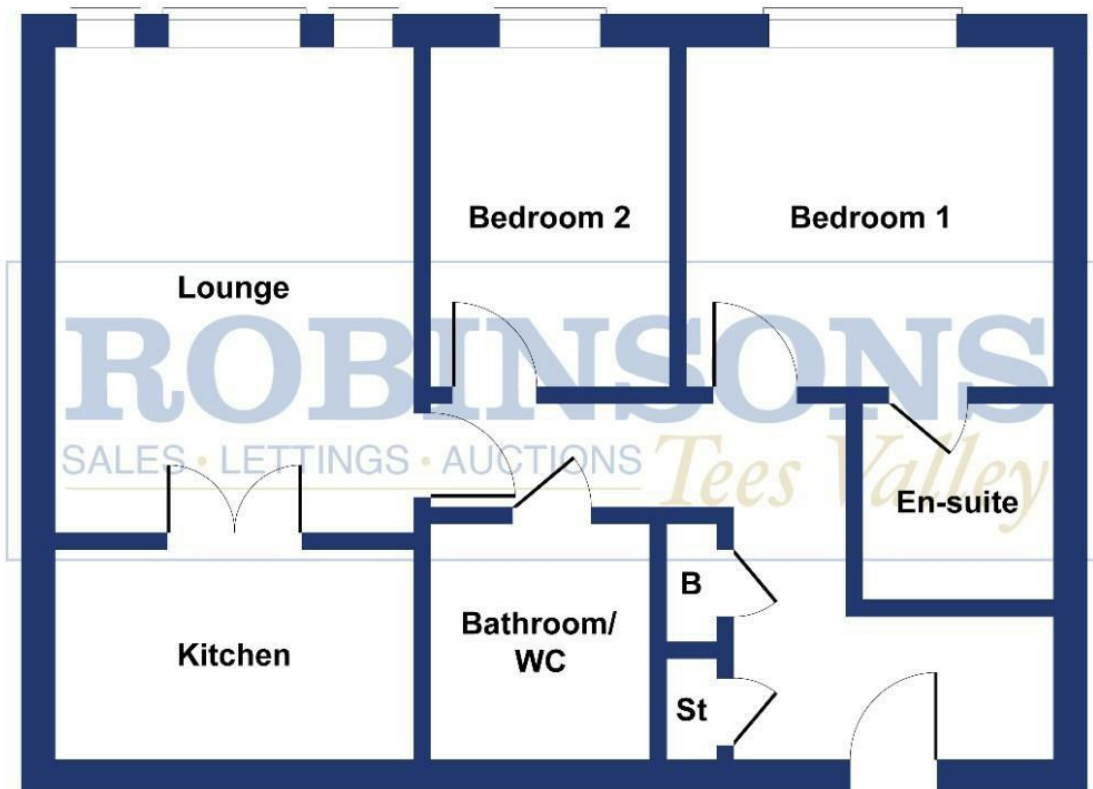


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating

Visit . . . robinsonsteesvalley.co.uk


Butterworth




SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

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