



**FOR  
SALE**



**Butterworth, Master Road, Thornaby, TS17**

**£59,950 Leasehold**

- Investment
- Family Bathroom
- UPVC Glazing
- Visitor Parking
- Transport Access

- Two Bedrooms
- En-Suite Shower Room
- Allocated Parking
- Close to Shops
- Currently Tenanted £450PCM

Redcar Letting & Sales are delighted to bring to the market this this modern 'Taylor Wimpey' built 2 bedroom apartment with en-suite bathroom, UPVC double glazing and combi boiler. A perfect opportunity for a rental investment with tenants currently in situ. This property briefly comprises of; entrance hall, two bedrooms, en-suite bathroom, family bathroom, lounge/dining, kitchen. Externally; 1x allocated parking space. Viewings strictly by appointment only. For any further questions, please contact Redcar Letting & Sales on 01642 483430 FAQ's: The service charge is £802 per year, and the Ground Rent is £200 per year (approx.). Lease started on 1 January 2007, and is for 150 years, (minus 1 day). Currently Tenanted £450PCM.

**Entrance Passageway** 10'3" x 4'6"

Large Walk In Storage Cupboard, Cupboard Housing The Combi Boiler, Double Radiator, Telephone Point, Smoke Detector, Intercom, Central Heating Controls.

**Lounge** 11'3" x 14'3"

Radiators, Carpeted, TV Point, Telephone Point, Blinds, French Doors Into Kitchen

**Kitchen** 7'3" x 10'3"

Good Range Of Light Worktops Light Oak In Colour, Marble Effect Worktop, One And A Half Bowl Dish Drainer, Fitted Oven, Vinyl Flooring.

**Bedroom 1** 10'9" x 11'3"

Double Radiator, Carpeted,

**Ensuite** 6'6" x 5'9"

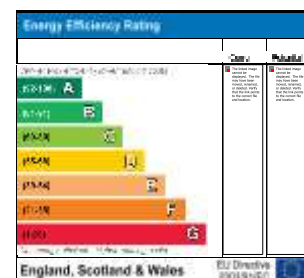
Tiled, Toilet, Basin, Shower, Vinyl Flooring, Radiator

**Bedroom 2** 10'9" x 7'3"

Radiator, Carpeted.

**Bathroom** 7'0" x 6'3"

Vinyl Flooring, 3 Piece Bathroom Suite, Extractor Fan, Radiator.





Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.