



**FOR
SALE**



Butterworth House, Master Road, Thornaby, TS17 £65,000 Leasehold

- Two Bedrooms
- Gas Central Heating
- En-Suite
- Kitchen
- Bathroom
- Double Glazed
- Lounge/Diner
- Second Floor Flat
- Resident Parking
- EPC: B

Butterworth House, Master Road, Thornaby, TS

We are delighted to welcome to the market this two bedroom second floor apartment situated at Butterworth House, Thornaby. This property is available to Investors looking to expand their portfolio and has the benefit of a tenant in situ. Gas safety and electrical safety certifications are currently up to date and available upon request. Key Information: Tenanted @ £595PCM AST from 2nd August 2024 Tenure: Leasehold - 150 Years from January 2007 Annual Ground Rent - £100 Per Annum Service Charge - £1014.97 Per Annum EPC Rated: B Council Tax: B Briefly the accommodation comprises; Lobby, Hallway, Two Bedrooms, En-Suite, Bathroom, Kitchen, Lounge/Diner, Allocated Resident Parking, Gas Central Heating, Double Glazed. Viewings are strictly VIA the Agent. Virtual Tour: <https://view.ricoh360.com/37f60395-a51d-4613-b847-9b6e34ea3e16>

Entrance Hallway

Carpeted. Smoke detector. Intercom system. Heating controls. Storage cupboard housing boiler and distribution board.

Kitchen 10'0" x 6'7"

Vinyl flooring. Beech effect base and wall mounted units. Marble effect worktop. Zanussi electric oven and gas hob. Extractor fan. Whirlpool fridge. Hoover washing machine.

Lounge 16'9" x 10'7"

Carpeted. Bay window. Two radiators. TV and phone socket. Blinds. Pendant light.

Bedroom 1 11'2" x 10'2"

Carpeted. Radiator. Blinds. Pendant light.

Bedroom 2 10'2" x 7'1"

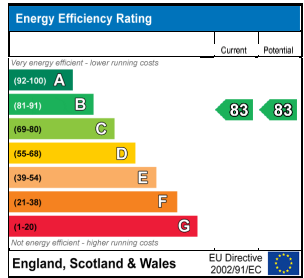
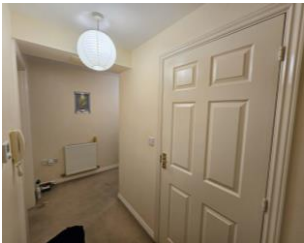
Carpeted. Radiator. Blinds. Pendant light.

Bathroom 6'6" x 6'5"

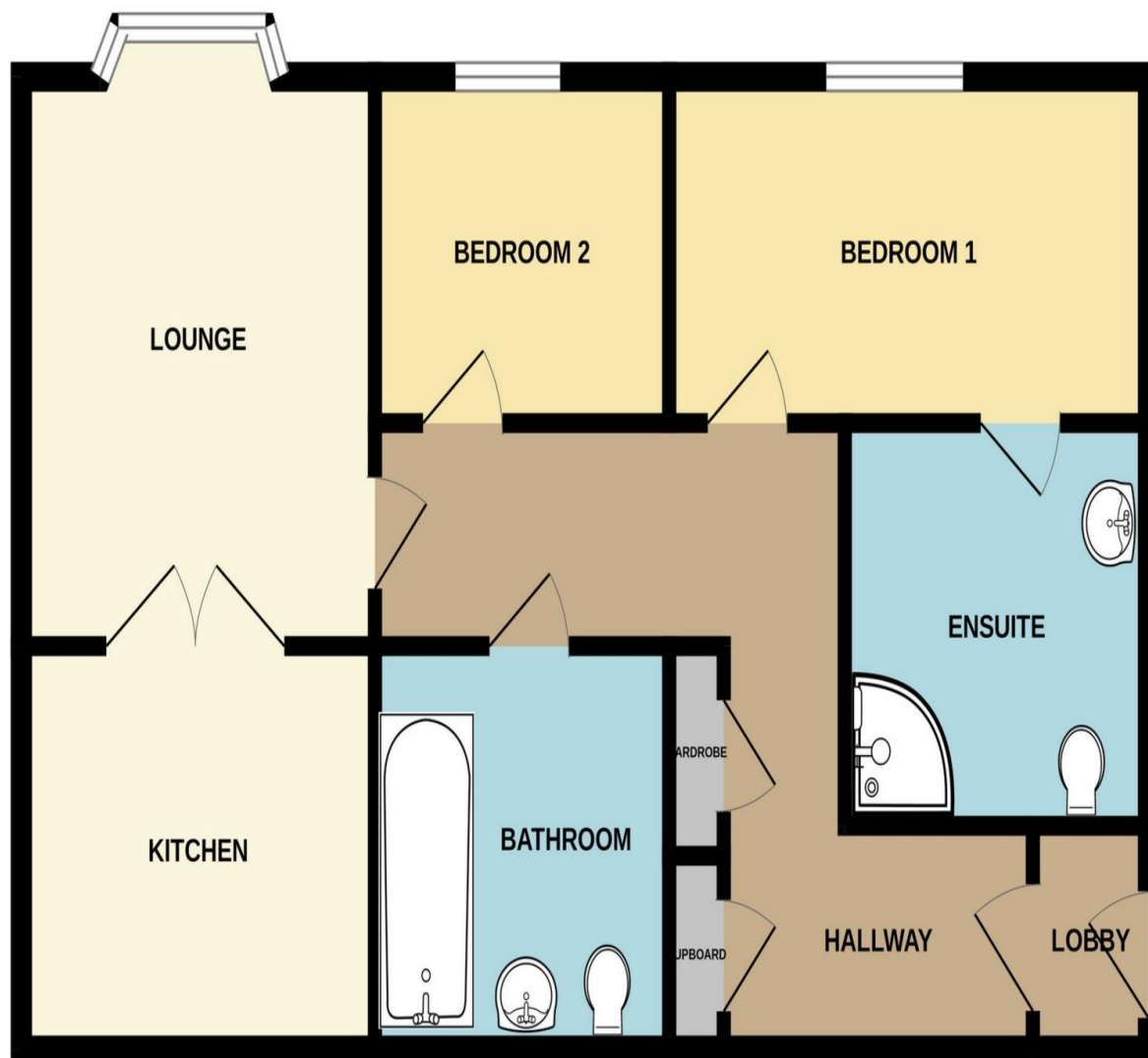
Vinyl flooring. Radiator. Partially tiled. Mirror. Toilet. Sink. Bath.

En-suite 5'11" x 5'10"

Vinyl flooring. Shower cubicle. Toilet. Sink. Mirror. Radiator.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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