



**PUBLIC NOTICE**

Smith and Friends are now in receipt of an offer for the sum of £67,500 for Flat 32 Butterworth House, 12 Master Road, Thornaby, TS17 0JN. Anyone wishing to place an offer on this property should contact Smith and Friends, Barwick Lodge, Ingleby Barwick TS17 0RH, 01642 762944 before exchange of contracts.

A spacious two bedroom/ two bathroom top 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

**Master Road, Thornaby, TS17 0JN**  
**2 Bed - Apartment - Purpose Built**  
**£67,500**  
**EPC Rating: B**  
**Council Tax Band: B**  
**Tenure: Leasehold**



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**FRIENDS**  
ESTATE AGENTS

# Master Road, Thornaby, TS17 0JN

Entrance Hall

Lounge  
14'0 x 10'10 (4.27m'0.00m x 3.05m'3.05m)

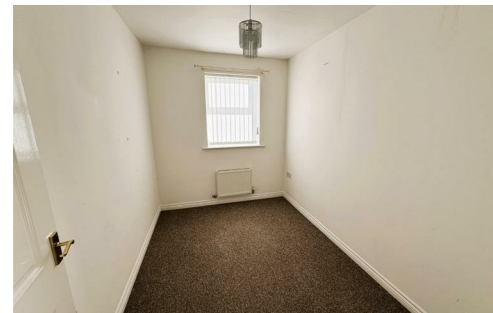
Kitchen  
10'2 x 6'6 (3.05m'0.61m x 1.83m'1.83m)

Bedroom 1  
11'0 x 10'4 (3.35m'0.00m x 3.05m'1.22m)

En Suite Shower Room/ wc  
5'10 x 5'8 (1.52m'3.05m x 1.52m'2.44m)

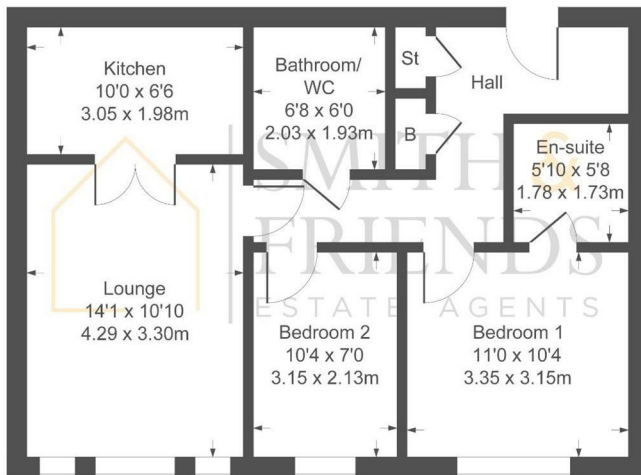
Bedroom 2  
10'4 x 7'0 (3.05m'1.22m x 2.13m'0.00m)

Bathroom/ wc  
6'8 x 6'4 (1.83m'2.44m x 1.83m'1.22m)



## Butterworth House

Approximate Gross Internal Area  
628 sq ft - 58 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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

Barwick Lodge, Ingleby Way, Ingleby Barwick,  
TS17 0RH

01642 762944

inglebybarwick@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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