



Whitburn Street, TS24 7QR
2 Bed - House - Mid Terrace
£56,950

Council Tax Band: A
EPC Rating: D
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Whitburn Street, TS24 7QR

*** NO CHAIN INVOLVED ** A deceptively spacious mid terraced property which benefits from two double bedrooms and two reception rooms. The home would make an ideal purchase for a buy to let investor with a predicted rental income in the region of £500PCM (10.5% Yield). The home features uPVC double glazing and gas central heating, whilst we understand from the owner that the main roof has been replaced in recent years. The full layout comprises: entrance vestibule through to the entrance hall with stairs to the first floor and access to both reception rooms, the rear reception room linking to the kitchen which in turn leads to a ground floor bathroom. To the first floor are two generous bedrooms and externally to the rear is an enclosed yard with gated access. Whitburn Street is located off York Road, close to amenities and transport links, whilst a short stroll from the town centre.

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via panelled entrance door with glazed inserts and fanlight above, dado rail, high coved ceiling, glazed internal door to:

ENTRANCE HALL

Stairs to the first floor, dado rail, coving to ceiling, feature archway, convector radiator.

FRONT LOUNGE

13'6 x 11'6 (4.11m x 3.51m)

uPVC double glazed window to the front aspect, picture rail, coved ceiling, ceiling rose, convector radiator.

REAR RECEPTION ROOM

13'6 x 11'5 (4.11m x 3.48m)

Useful under stairs storage cupboard, uPVC double glazed window to the front aspect, picture rail, convector radiator.

KITCHEN

9'1 x 6'8 (2.77m x 2.03m)

Fitted with a range of units to base and wall level with contrasting work surfaces, incorporating an inset single drainer stainless steel sink unit, built-in electric oven and hob with extractor over and tiled splashback, recess for washing machine, recess for free standing fridge/freezer, gas central heating boiler, uPVC double glazed door to the rear yard, uPVC double glazed window.

GROUND FLOOR BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath

with chrome dual taps and electric shower over, pedestal wash hand basin with chrome dual taps, low level WC, tiled splashback, uPVC double glazed window to the side aspect, convector radiator.

FIRST FLOOR

HALF LANDING

uPVC double glazed window to the rear aspect, stairs to the main landing.

MAIN LANDING

Built-in storage cupboard, access to both bedrooms.

BEDROOM ONE

17'3 x 11'6 (5.26m x 3.51m)

A generous master bedroom with uPVC double glazed window to the front aspect, built-in storage cupboard to alcove, picture rail, convector radiator.

BEDROOM TWO

11'5 x 11'3 (3.48m x 3.43m)

Built-in storage cupboard to alcove, uPVC double glazed window to the rear, convector radiator.

EXTERNALLY

The property features an enclosed yard to the rear with gated access.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



