



10 Belmont Avenue

Wolviston Court, Billingham, TS22 5HF

Offers over £70,000



NO CHAIN & LONG LEASE - Spacious 2 Bedroom Ground Floor Flat – Ideal First-Time Buy Or Investment Opportunity.



Description

Located In A Popular And Well-Established Residential Area, This Generously Sized Ground Floor Flat Offers Fantastic Value For Money For Both First-Time Buyers And Investors Alike. Boasting Two Bedrooms, Kitchen, Bathroom, And A Large Shared Garden, This Charming Property Is Not To Be Missed.

Room Details/Measurements

10'9" x 8'2" (3.28m x 2.49m)

Bedroom One

3.4m X 3.4m

11'1" x 11'1"

Excluding Bay With Radiator, Bay Window, And Wardrobe

Bedroom Two

3.3m X 2.51m

10'9" x 8'2"

With Radiator

Lounge

4.34m X 3.4m

14'2" x 11'1"

Into Alcove With Radiator

Kitchen

3.35m X 2.03m

10'11" x 6'7"

Note

Please Find The Attached Brochure With Material Information For Buyers. Property Lease Known As A Tyneside Flat.

Disclaimer

These Details Are Provided In Good Faith But Do Not Form Part Of Any Offer Or Contract. Harper & Co Estate Agents Ltd And Their Staff Are Not Authorised To Make Statements Or Guarantees About The Property.

We Aim For Accuracy, But These Particulars Are Only A General Guide. If There's Something Important To You, Please Contact Us So We Can Confirm The Details—Especially Before Travelling Long Distances To View.

Measurements Are Approximate And Should Not Be Relied Upon As Exact. We Have Not Tested Any Services, Appliances, Or Equipment, So We Recommend That Buyers Arrange Their Own Checks Or Surveys Before Making An Offer.

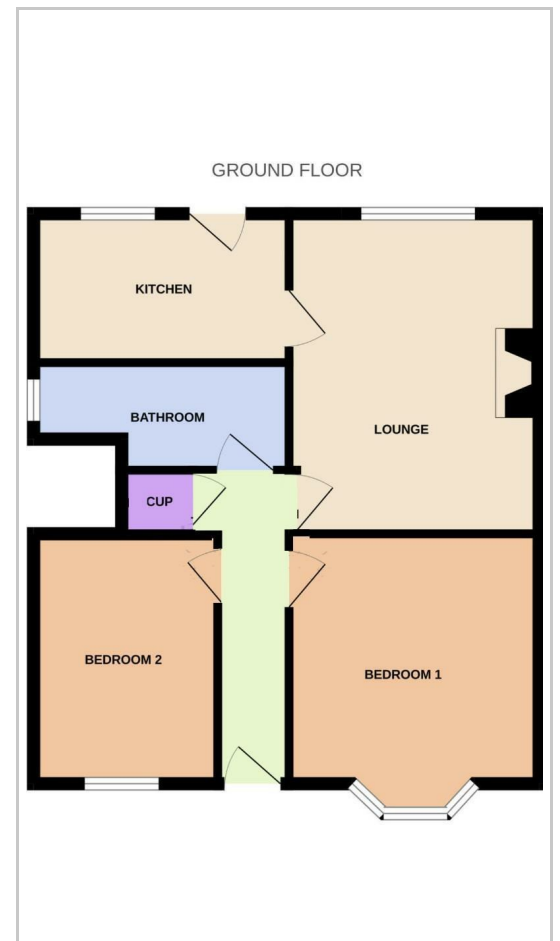
Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

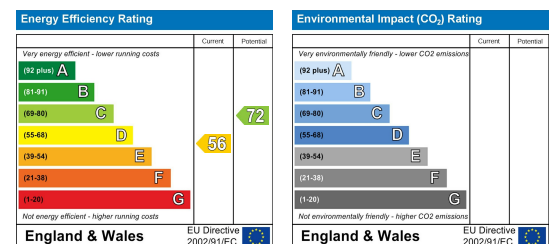
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.