



Benson Street, Linthorpe,
Offers In Excess Of £70,000



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Benson Street, Linthorpe, Middlesbrough, Cleveland
Offers In Excess Of £70,000

**** Virtual Tour ** Well Kept **** This traditional mid terrace property provides an excellent opportunity for those looking to purchase a cozy home situated within a close proximity of Linthorpe Village. Not only is this a fantastic First Time Purchase, it is highly suited to a Buy To Let Investor. This well kept property comprises of, in brief, a porch, lounge, dining area/reception room and kitchen to the ground floor. The first floor accommodates the two bedrooms and a bathroom. Externally to the rear is a wall enclosed yard. This property is ideally situated near the village with plenty of shops, schools pubs and other local amenities.

GROUND FLOOR

PORCH

Enter via external door.

LOUNGE

4.36m x 3.21m (14'4" x 10'6")

Lounge features a cast iron fireplace with coal effect gas fire. Stairs lead to the first floor. Central heating radiator.

RECEPTION ROOM

4.40m x 2.94m (14'5" x 9'8")

This reception area provides the perfect space for dining as it flows from the kitchen. Under stairs storage cupboard. Central heating radiator.

KITCHEN

2.37m x 2.79m (7'9" x 9'2")

Kitchen features fitted wall base and drawer units with a one and a half bowl

sink inset into a granite effect worktop. Cooking facilities are provided by a free standing gas hob and oven. Double glazed uPVC door leads to the private yard.

FIRST FLOOR

LANDING

BEDROOM

4.38m x 3.18m (14'4" x 10'5")

Double bedroom located at the front of the property. Central heating radiator.

BEDROOM

2.35m x 2.97m (7'9" x 9'9")

This bedroom is located at the rear of the property and is currently being used as storage. Central heating radiator.

BATHROOM

1.94m x 1.99m (6'4" x 6'6")

Bathroom features a three piece suite comprising of a pedestal wash hand basin, W.C with push button cistern and a straight panel bath with shower overhead.

EXTERNAL

Externally to the rear is a wall enclosed yard.

FLOORPLAN

Laser Tape Clause

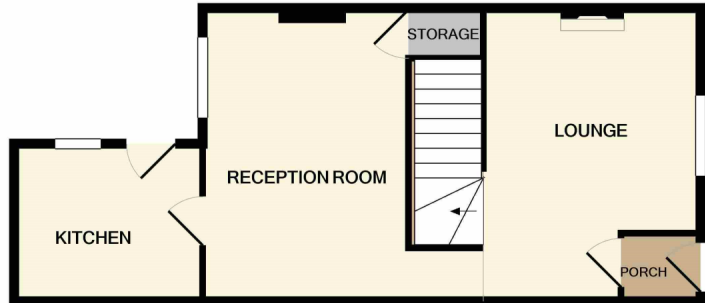
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

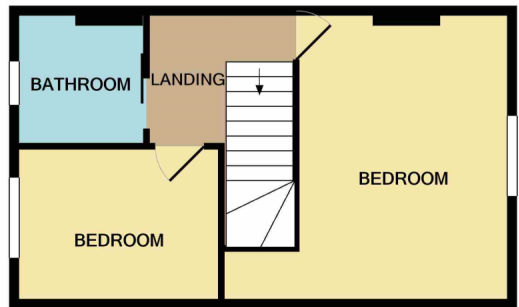
Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch



GROUND FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 768 SQ.FT. (71.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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