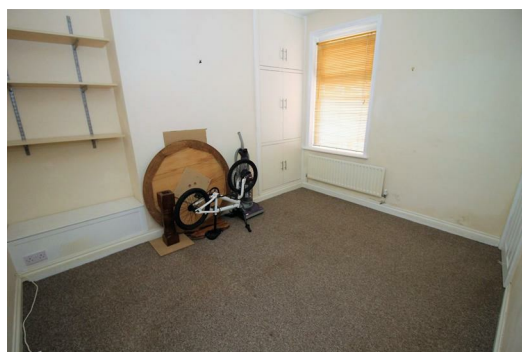




Langley Avenue, Thornaby, TS17 7HG
2 Bed - House - Mid Terrace
£45,000

An ideal opportunity for rental investor to purchase this two bedroom mid terrace house, which comes with a sitting tenant. The property is currently achieving a yield of 7% per annum and briefly comprises of entrance hallway, family room, lounge, kitchen, bathroom/WC, landing and two bedrooms. The property benefits from combination boiler, uPVC double glazing and a modern kitchen and bathroom.



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ENTRANCE HALLWAY

Via front entrance door with stairs leading to landing and door leading to family room.

FAMILY ROOM

12'5 x 10'10 (3.78m x 3.30m)

uPVC double glazed window to the rear elevation, single radiator, built in alcove storage cupboard housing a Biasi wall mounted combination boiler which provides heating and hot water to the property, door leading to kitchen and door leading to lounge.

LOUNGE

11'1 x 10'7 (3.38m x 3.23m)

uPVC double glazed bay window to the front elevation, single radiator.

KITCHEN

16'11 x 7'8 (5.16m x 2.34m)

A fitted kitchen with a range of wall floor and drawer units incorporating a worktop with inset stainless steel sink unit with mixer tap and single drainer, space for under counter fridge and freezer, plumbing for washing machine, electric cooker point, two uPVC double glazed windows to the side elevation, double radiator, door leading to rear yard and door leading to bathroom/WC.

BATHROOM/WC

With white suite comprising of bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level WC, single radiator, uPVC double glazed window to the side elevation, laminate flooring.

LANDING

Which is approached via stairs from entrance hallway with doors leading to bedrooms 1 and 2, uPVC double glazed window to the rear.

BEDROOM ONE

14'5 x 9'5 (4.39m x 2.87m)

uPVC double glazed window to the front elevation, single radiator.

BEDROOM TWO

12'5 x 7'2 (3.78m x 2.18m)

uPVC double glazed window to the rear elevation, single radiator.

OUTSIDE

To the rear there is an enclosed rear yard with gated access to the backstreet



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Approximate potential based on energy costs			
All energy A			
All energy B			
All energy C			
All energy D			
All energy E			
All energy F			
All energy G			
All energy off-grid - higher energy costs			
All energy off-grid - lower energy costs			

Environmental Impact (CO ₂) Rating		Current		Potential	
Current	Potential	Current	Potential	Current	Potential
Approximate potential based on CO ₂ emissions					
All energy A					
All energy B					
All energy C					
All energy D					
All energy E					
All energy F					
All energy G					
All energy off-grid - higher CO ₂ emissions					
All energy off-grid - lower CO ₂ emissions					

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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