



Baden Street, TS26 9BJ
2 Bed - House - Mid Terrace
£44,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Baden Street, TS26 9BJ

*** INVESTMENT OPPORTUNITY *** SOLD WITH SITTING TENANT *** A conveniently located two bedroom mid terraced property offered to the market for sale and benefiting from a YEILD OF 9.6%. The home features uPVC double glazing and gas central heating, whilst briefly comprising: entrance vestibule through to a spacious lounge with inner stairs to the first floor, the kitchen is fitted with units to base and wall level and offers space for free standing appliances, the rear lobby gives access to the yard and ground floor bathroom which incorporates a three piece white suite. To the first floor are two bedrooms, with the master bedroom benefitting from built-in wardrobes. Externally is a low maintenance yard to the rear with gated access. Baden Street runs between Elwick Road and Brinkburn Road, with local schools and amenities in walking distance.

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, access to lounge.

LOUNGE

15'9 x 13'5 (4.80m x 4.09m)

A generous lounge located to the front of the property.

INNER STAIRS

Stairs to the first floor, access to the kitchen.

KITCHEN

15'7 x 5'8 (4.75m x 1.73m)

Fitted with a range of units to base and wall level with contrasting worktops and space for free standing appliances including recess for cooker and washing machine, space for free standing fridge/freezer.

REAR LOBBY

uPVC double glazed door to the rear yard, access to bathroom.

GROUND FLOOR BATHROOM/WC

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with dual taps, pedestal wash hand basin and low level WC.

FIRST FLOOR

LANDING

Access to both reception rooms, uPVC double glazed window to the rear aspect, hatch to loft.

BEDROOM ONE

13'2 x 12'3 (4.01m x 3.73m)

A generous master bedroom with built-in wardrobes and useful shelved storage cupboard, located to the front of the property.

BEDROOM TWO

9' x 6'11 (2.74m x 2.11m)

Located to the rear of the property.

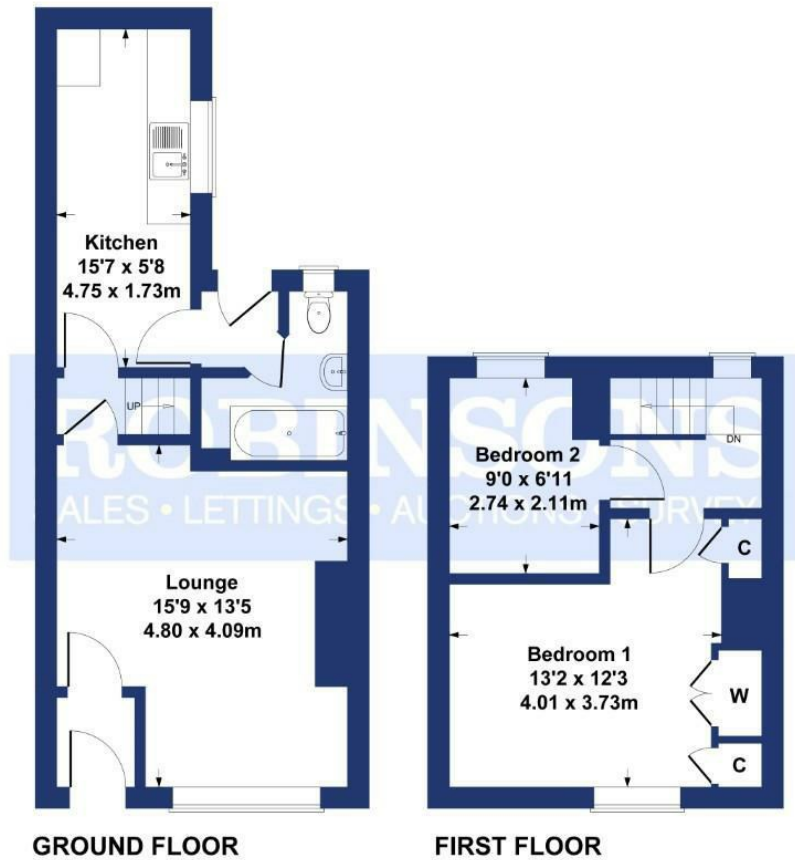
OUTSIDE

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



Baden Street

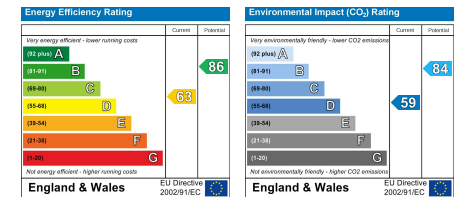
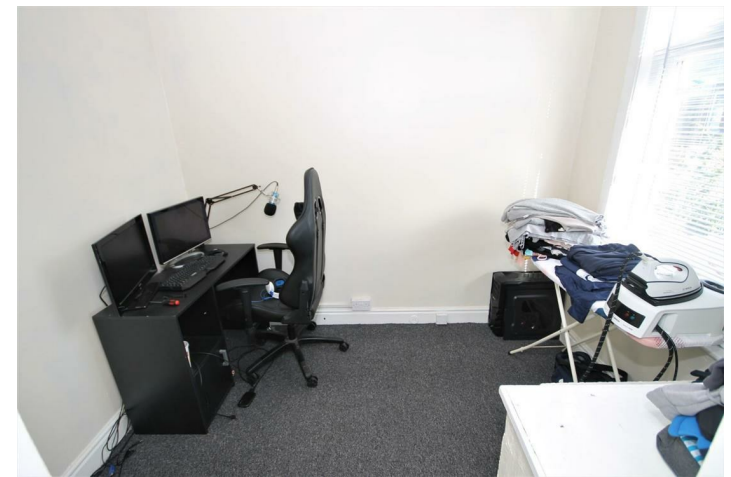
Approximate Gross Internal Area
652 sq ft - 61 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020



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.