



Baird House, Lingwood Court, TS17 0BF
2 Bed - Apartment
Chain Free £65,000

An ideal opportunity for rental investor, first time buyer or young couple to purchase this smart and well presented two bedroom second floor flat. The property which briefly comprises of entrance hallway, lounge, kitchen, en suite to bedroom one and bathroom/WC. The property benefits from gas central heating, uPVC double glazing, a smart and modern kitchen and bathroom and en suite. In our opinion the property will be ideal for rental investor, first time buyer or young couple. The property is within easy access of Thornaby Town Centre with its good range of amenities, in addition to bus routes and if the landlord would be looking to invest the range per calendar month would be between £450 - £500. The property tenure is leasehold.



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ENTRANCE HALLWAY

Via front entrance door with useful built in storage cupboard with shelving, built in storage cupboard which will be ideal for Hoover/ironing board, doors leading into lounge, bedroom one, two and bathroom/WC

LOUNGE

13'11 x 10'7 (4.24m x 3.23m)

Three uPVC double glazed windows to the front elevation, single radiator, double doors opening through into kitchen.

KITCHEN

A stylish fitted kitchen with a range of wall floor and drawer units incorporating an electric ceramic hob with extractor hood over, built in electric oven, plumbing for washing machine, space for fridge freezer, kick space heater, worktop with inset stainless steel sink unit mixer tap and single drainer, concealed under cupboard lighting

BEDROOM ONE

10'10 x 10'1 (3.30m x 3.07m)

uPVC double glazed window to the front elevation, single radiator, door leading to en suite.

EN SUITE

En suite comprising of shower cubicle with bi-fold opening door, pedestal wash hand basin, low level WC, radiator

BEDROOM TWO

10'2 x 7'1 (3.10m x 2.16m)

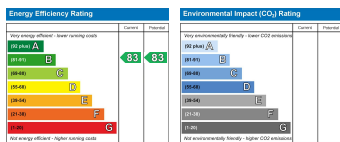
uPVC double glazed window to the front elevation, single radiator.

BATHROOM/WC

With bathroom suite comprising of bath, pedestal wash hand basin, low level WC, single radiator, extractor fan.

OUTSIDE

There is an allocated parking space in addition to visitors spaces, there are two communal entry doors via an audio entry system.



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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