



2 Bedrooms

This well-presented terraced house, featuring two bedrooms, is currently occupied by a tenant, offering an excellent investment opportunity. Situated in a desirable location, this property showcases a mixture of contemporary living spaces and period charm. The lounge provides a relaxing setting for leisure and hosting guests, while the fully-equipped kitchen is ideal for daily meal preparation. A private outdoor space is available for enjoying outdoor dining or peaceful moments. The two bedrooms offer ample space for

Milton Avenue

Blackhall, TS27

Asking Price:

£80,000

EPC Rating: E



Living Room:

4.22 x 12'3" (4.22 x 3.73m)

Large lounge with rear aspect window and fitted storage cupboard, tasteful decor, laminate flooring.

Kitchen / dining room:

17'2" x 8'8" (5.23m x 2.64m)

Superb contemporary kitchen diner with ample space for dining table and chairs, the kitchen itself is fitted with a selection of white high gloss wall, and drawer cabinetry, complimentary wood block surfaces, space for freestanding cooker, space for fridge freezer, plumbing for washing machine, stainless sink with chrome mixer swivel tap, stylish subway tiled backsplash, delightful fitted breakfast bar, modern decor, laminate flooring.

Bedroom one:

13'9" x 12'2" (4.2m x 3.7m)

Bedroom one is a large double located to the rear elevation with fitted storage cupboard, pristine decor, laminate flooring.

Bedroom two:

17'2" x 8'8" (5.23m x 2.64m)



For additional information and full photo gallery please visit www.holbrookandco.co.uk

Bedroom two is also of double proportions with window to the front of the property, immaculate decor, laminate flooring.

Disclaimer:

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property mis-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. 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 presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. To arrange an appointment to view this property, please contact us on 01429 856565, hours are Monday-Friday 9.00am-5.00pm and Saturday 9.00am-12.00pm.

Material information:

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES-n/a

PARKING ARRANGEMENTS: On-street

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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