

## THE POTTERIES, LINTHORPE, MIDDLESBROUGH, TS5 6DQ



- ▲ Well Presented Two Bedroom Apartment Which Is Available As A Chain Free Sale!
- ▲ Respectable Yield With Landlord Previously Achieving in the Region of £800 PCM.
- ▲ Large Open Plan Kitchen/Lounge Area
- ▲ Communal Gardens, Designated Parking & Security Intercom System

- ▲ Top Floor Flat Offers A Home That's Ready To Move Straight Into
- ▲ Gas Central Heating With A Combi Boiler
- ▲ Two Good Sized Bedrooms
- ▲ Stylish Bathroom

**£69,950**

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Well-presented two bedroom apartment which is available as a chain free sale! ideal for first time buyers, young couples and investors with landlord previously achieving in the region of £800pcm which pulls in a very respectable yield.

This top floor flat offers a home that's ready to move straight into, large open plan kitchen/lounge area, designated parking, security intercom system, two good sized bedrooms, gas central heating with a combi boiler and stylish bathroom.

The flat comprises communal entrance hall, private entrance hall with storage cupboard, open plan lounge/kitchen, two bedrooms and stylish bathroom. Externally there are communal gardens and a designated parking space for the flat.

**GROUND FLOOR**

**COMMUNAL ENTRANCE HALL**

**PRIVATE ENTRANCE HALL**

Storage cupboard and radiator.

**LOUNGE / DINER - 8.03m x 3.78m (26'4" x 12'5")**

With wood grain effect wall drawer and floor units, roll edge work top, electric oven, four ring electric hob, stainless steel sink with mixer tap, integrated fridge/freezer, space for a washer, radiator and Juliet balcony.

**BEDROOM 1 - 3.4m x 3.8m (11'2" x 12'6")**

With Radiator.

**BEDROOM 2 - 4.62m x 2.39m (15'2" x 7'10")**

With radiator.

**BATHROOM - 2.34m x 1.68m (7'8" x 5'6")**

**EXTERNALLY**

**COMMUNAL GARDENS & DESIGNATED PARKING SPACE**

**Council Tax Band: C    Tenure:**

**TO VIEW:** Contact our Middlesbrough office on  
Tel: 01642 254222

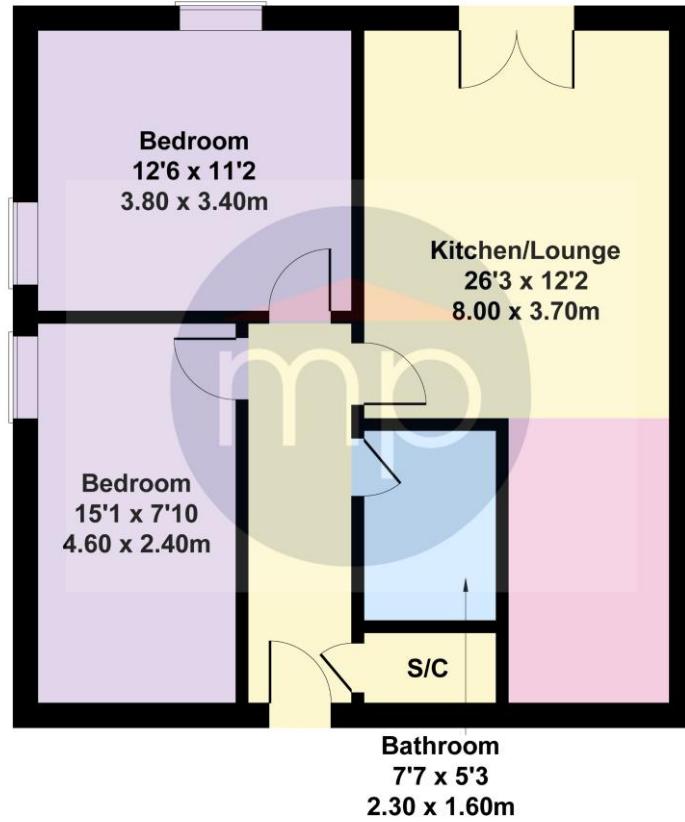
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64-66 Borough Road, Middlesbrough, TS1 2JH

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# 15 The Potteries

Approximate Gross Internal Area  
667 sq ft - 62 sq m



Not to Scale. Produced by The Plan Portal 2025  
**For Illustrative Purposes Only.**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>	86	86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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