

## 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

**£64,950**

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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.

**TO VIEW:** Tel: 01642 254222  
64-66 Borough Road, Middlesbrough, TS1 2JH

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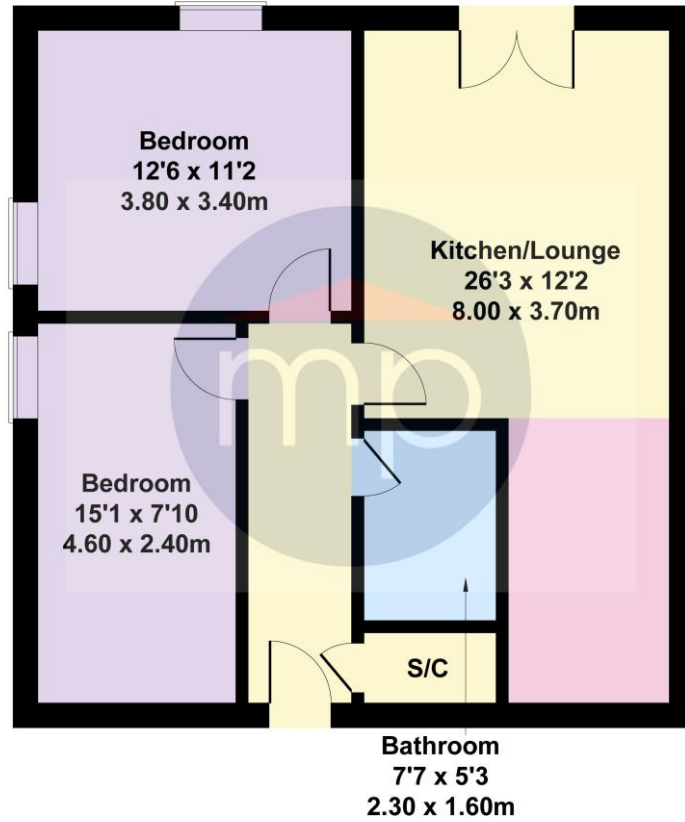
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**Council Tax Band:** C      **Tenure:** Leasehold

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

# 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.**

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

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



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