



## 2 bed apartment to buy in TS17

Lingwood Court, Thornaby, Stockton,  
Stockton-on-Tees, TS17 0BF

# £70,000

 x 2  x 2  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Top Floor Apartment
- ✓ Short Distance to Amenities and Transport Links
- ✓ Two Bedrooms With A Master
- ✓ Allocated Parking Space
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

This spacious and well-maintained flat, located in a sought-after area, offers comfortable living in good condition. With its excellent combination of two double bedrooms and one bathroom, this property is ideal for young professionals or small families looking for a stylish and contemporary home.

The accommodation comprises a generous reception room, perfect for relaxing or entertaining guests. The modern kitchen boasts high-quality appliances, ensuring a hassle-free cooking experience. Both bedrooms benefit from ample space and natural light, making them cozy and inviting. The bathroom provides all the necessary amenities for your convenience.

Situated in a quiet and peaceful neighborhood, this property offers a tranquil retreat from the bustling city. Additionally, it benefits from being within a short distance of local amenities and transport links, making commuting or running errands effortless.

Council tax band B ensures reasonable monthly expenses, allowing you to make the most of your budget. The property also offers great potential for adding your personal touch and making it your own.

To arrange a viewing or for further information about this delightful flat, please contact our friendly team. This property won't stay on the market for long, so seize this opportunity now and make it your new home. We look forward to assisting you in your property search.

Council Tax Band: B

Tenure: Leasehold

Price: £70,000

Property Type: Apartment

Parking: Allocated

Heating: Gas

## Communal Entrance



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## Apartment Entrance

### Hallway

Storage cupboard

### Lounge

3.30m x 4.25m (10'9" x 13'11")

Double glazed window to rear aspect, TV and radiator.



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### Kitchen

3.08m x 2.06m (10'1" x 6'9")

Double glazed window to side aspect, fitted wall and base units, roll top work surface, one and a half sink unit with mixer tap, plumbed for washer, plumbed for dish washer, electric cooker, gas hob, extractor hood and integrated appliances.



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### Bedroom One

3.40m x 3.15m (11'1" x 10'4")

Double glazed window to rear aspect and radiator.



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### Ensuite

Shower cubicle, wash hand basin, low level w/c and radiator.

## Bedroom Two

3.14m x 2.20m (10'3" x 7'2")

Double glazed window to rear aspect and radiator.



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## Bathroom W/C

Panelled bath, low level w/c, wash hand basin and radiator.



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## External

Allocated Parking



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92-100) <b>A</b>                           |                                                                                                               |           |
| (81-91) <b>B</b>                            | 82                                                                                                            | 82        |
| (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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Contact your local branch today for more information on this property:

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