

88 Blackbush Walk
Stockton-On-Tees, TS17 0LU

Asking Price £70,000

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A well-presented and deceptively spacious two-bedroom first floor flat, ideally suited to first-time buyers or buy-to-let investors alike.

Situated on the outskirts of Blackbush Walk in Thornaby, the property enjoys a pleasant open aspect to the front, overlooking fields and mature trees, creating a sense of space and privacy rarely found at this level.

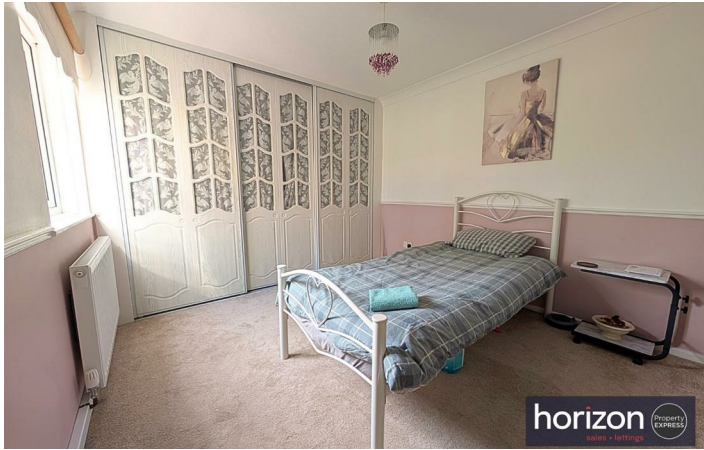
The accommodation briefly comprises an entrance lobby with stairs leading to the first floor, a welcoming hallway, a generous living room, a fitted kitchen, two well-proportioned bedrooms, and a modern wet room/WC. The property benefits from gas central heating and uPVC double glazing throughout, ensuring comfort and energy efficiency.

This attractive home offers a great balance of indoor space and a desirable outlook, making it an excellent opportunity for those stepping onto the property ladder or investors seeking a ready-to-let addition to their portfolio.

Please note the property is leasehold, and service charges/ground rent will apply. Further details are available upon request.



[Directions](#)



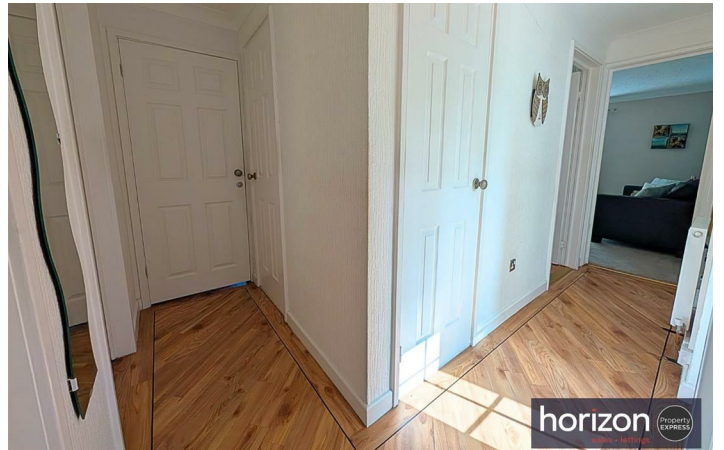
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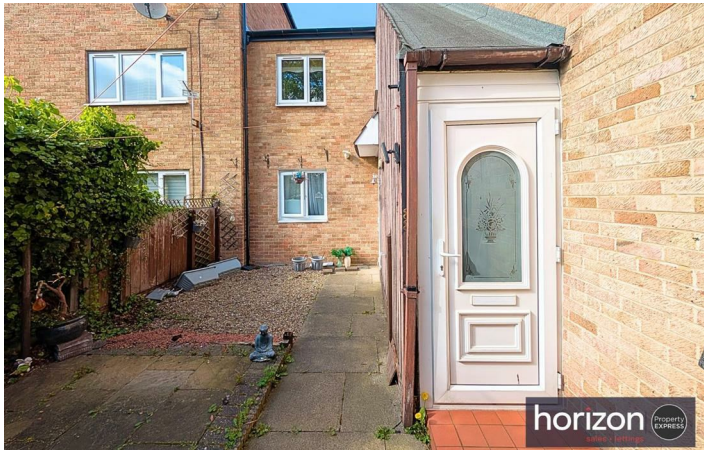
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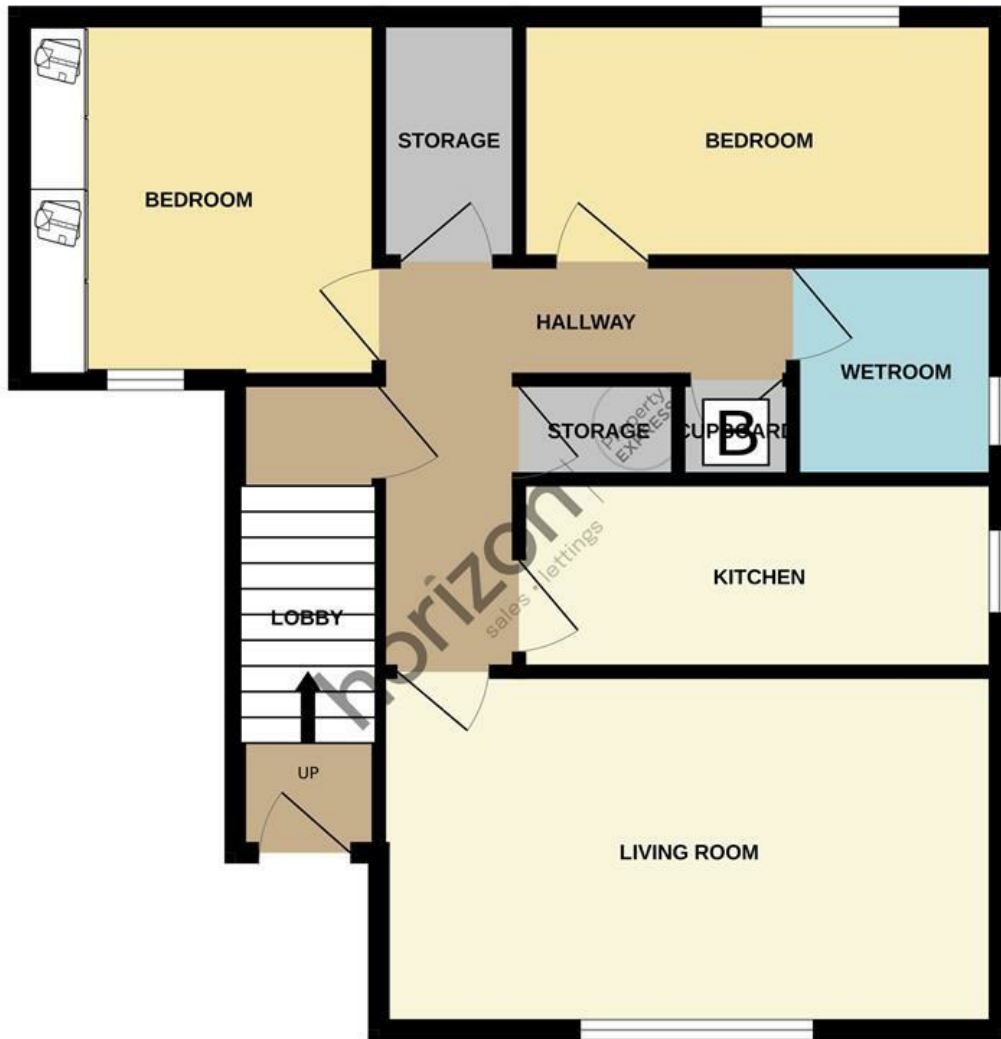
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Floor Plan

GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	