

CORIS CLOSE, MARTON MANOR, MIDDLESBROUGH, TS7 8SR



- ▲ Well Presented One Bedroom Ground Floor Apartment
- ▲ Easy Access to Local Hospital & Road Networks
- ▲ Fitted Kitchen & Shower Room

- ▲ Heating Via Storage Heaters
- ▲ Ample Storage Space
- ▲ Popular Location
- ▲ 16ft Living Room
- ▲ Early Viewing Advised

Fixed Price £65,000

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Michael Poole Estate Agents in Nunthorpe offer to the market this well presented one bedroom ground floor apartment comprising entrance hall with a number of storage cupboards and airing cupboard, fitted kitchen, 16ft living room, modern shower room and double bedroom.

ACCOMMODATION

ENTRANCE HALL - With five storage cupboards.

KITCHEN - 3.4m x 2.41m (11'2" x 7'11")

With a range of fitted wall and floor units. Plumbing for washing machine and space for cooker and fridge freezer. Tiled splashbacks.

LIVING ROOM - 5.08m x 2.77m (16'8" x 9'1")

BEDROOM - 3.45m x 2.54m (11'4" x 8'4")

SHOWER ROOM - 2.7m x 1.68m (8'10" x 5'6")

One and a half size shower cubicle, low level WC and wash basin. Tiled floor and part tiled walls.

EXTERNALLY

GARDENS AND PARKING - Communal parking and gardens.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REFERENCE - DP/JV/COU170297/04102017

Council Tax Band: A **Tenure:** Leasehold

TO VIEW: Contact our Nunthorpe office on

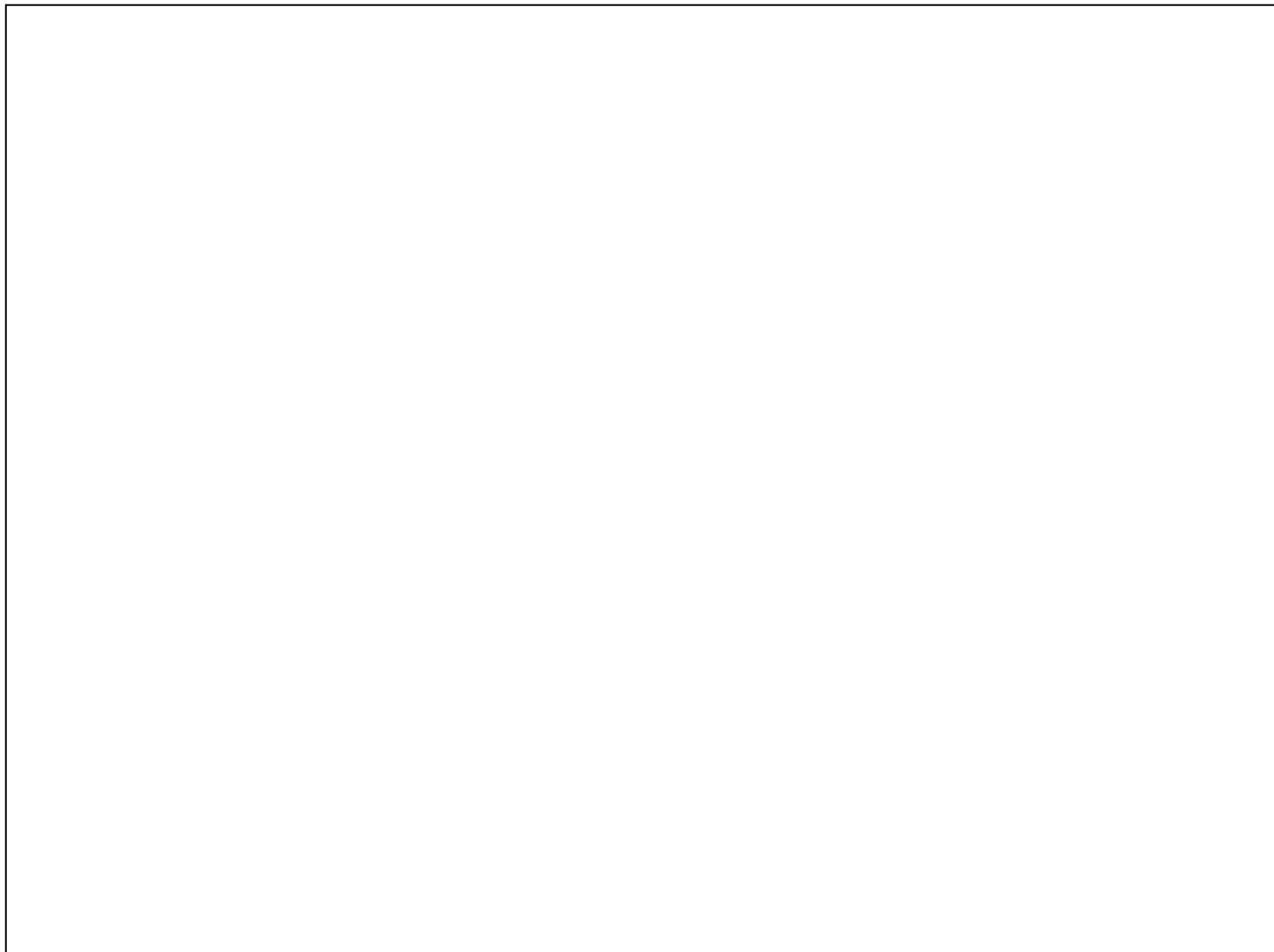
Tel: **01642 955625**

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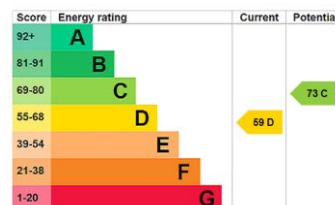
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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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.



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