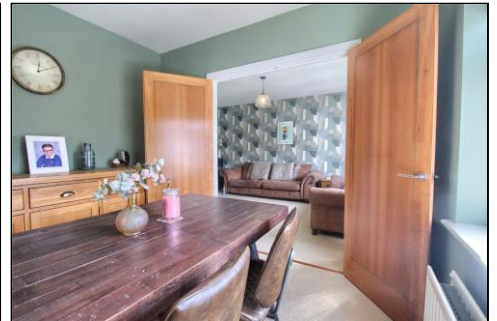


THE LADLE, MIDDLESBROUGH, TS4 3SL



- ▲ Two Double Bedrooms, Master Bedroom has a Shower Room En-Suite
- ▲ An Ideal Launching Pad for a First Time Buyer or a Brilliant Buy to Let Rental Property
- ▲ Fabulously Positioned with Views of Stewart Park & Within Easy Reach of Marton Railway Station & James Cook University Hospital

- ▲ Principal Bathroom with a Modern White Suite
- ▲ The Ladle is a Well Managed Development with Neat Gardens, Residents & Visitors Parking
- ▲ Modern Open Plan Living/Eat-In Kitchen Fitted with Grey Contemporary Design Cabinets
- ▲ Security Intercom System & Central Heating with a Combi Boiler

£112,500

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



The Ladle is a most attractive, well-managed development with lovely views across Ladgate Lane towards Stewart Park. Marton Railway Station is only a few minutes' walk away. James Cook University Hospital, Middlesbrough Sports Village and a multitude of other useful facilities are also close by.

The accommodation comprises communal entrance hall, private hallway, lounge, dining room and kitchen with range of shaker design cabinets and built-in appliances, two double bedrooms (master bedroom has a shower room en-suite) and principal bathroom with a modern white suite.

Outside, there are well kept communal gardens, allocated residents parking spaces and ample visitor parking space.

Other notable features include security intercom system, central heating with a combi boiler and UPVC double glazed windows. A first class place which definitely deserves a viewing!

GROUND FLOOR

COMMUNAL ENTRANCE HALL

With security intercom system.

ACCOMMODATION

PRIVATE ENTRANCE HALL

With loft access and a storage cupboard.

LOUNGE

DINING ROOM

KITCHEN

With woodgrain effect shaker design wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with stainless steel splashback and stainless steel extractor fan, stainless steel sink with mixer tap, integrated fridge freezer and washing machine and spotlights in the ceiling.

TO VIEW: Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

www.michaelpoole.co.uk



THE LADLE, TS4 3SL

BEDROOM ONE

EN-SUITE - With close coupled WC, pedestal wash hand basin, double shower cubicle with mixer shower and extractor fan.

BEDROOM TWO

BATHROOM

With close coupled WC. pedestal wash hand basin, bath, tiled walls and extractor fan.

EXTERNALLY

PARKING

Designated parking for one car and ample visitor parking.

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 NOTE:

Ground Rent: £0

Service/Maintenance Charge: £182.20 PCM

AGENTS REF: - TM/LS/GBH260274/20082026

Council Tax Band: C

Tenure: Leasehold

TO VIEW: Contact our Middlesbrough office on

Tel: **01642 254222**



THE LADLE, TS4 3SL

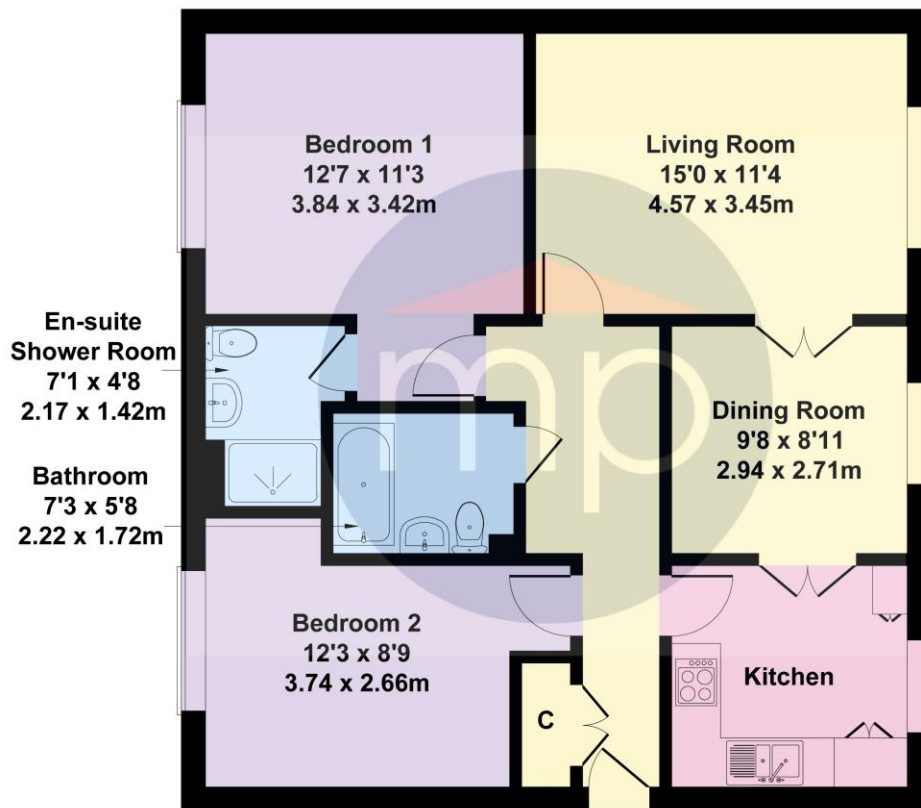


Do you have a property you
need to sell
before you can buy?

Michael Poole offers **FREE, no obligation**
market appraisals and gives you guidance
on the **BEST PRICE** you can expect in the
current market

18 The Ladle

Approximate Gross Internal Area
861 sq ft - 80 sq m



Not to Scale. Produced by The Plan Portal 2026
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.



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