

GLEN COURT, GLENDALE ROAD, TOLLESBY, MIDDLESBROUGH, TS5 7FL



- ▲ Just Move Straight in & Enjoy This Really Smart Modern Style Ground Floor Leasehold Apartment
- ▲ Chain Free Sale & Sensibly Priced to Sell
- ▲ A Perfect First Time Starter Home, Ideal Retirement/Downsizer Place or Great Rental Property
- ▲ Two Double Bedrooms
- ▲ Open Plan Living/Eat-In Kitchen
- ▲ Modern White Bathroom Suite
- ▲ Residents Car Park at the Rear
- ▲ Cared for Communal Gardens
- ▲ Central Heating with Combi Boiler
- ▲ Security Intercom System

£106,000

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Just move straight in and enjoy this modern style ground floor leasehold apartment with two bedroom and no onward chain.

It is really nicely positioned at the front of this small exclusive development set back nicely from Glendale Road and has a resident's car park at the rear. There are also cared for communal gardens, visitor's car parking spaces, a security alarm/intercom system and central heating with a combi boiler.

The tastefully presented accommodation comprises communal entrance hall, private entrance hall, open plan living/eating/kitchen, two double bedrooms and bathroom with a modern white suite.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

With storage cupboard and radiator.

LOUNGE/KITCHEN - 5.2m x 3.3m (17'1" x 10'10")

With woodgrain effect wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with stainless steel splashback, space for fridge freezer, washing machine and dryer, two radiators and woodgrain effect laminate flooring.

BEDROOM ONE - 4m x 2.8m (13'1" x 9'2")

With radiator.

BEDROOM TWO - 3.7m x 2.8m (12'2" x 9'2")

With radiator.

BATHROOM - 1.6m x 1.8m (5'3" x 5'11")

With close coupled WC, pedestal wash hand basin, bath with shower over, white splashback tiles, radiator and extractor fan.

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

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EXTERNALLY

Externally there is resident parking, visitor parking and cared for communal gardens.

AGENTS NOTE:

Ground Rent: £40 PA

Service/Maintenance Charge: £1,833 PA

AGENTS REF: - TM/LS/LET260046/14052026

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.

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

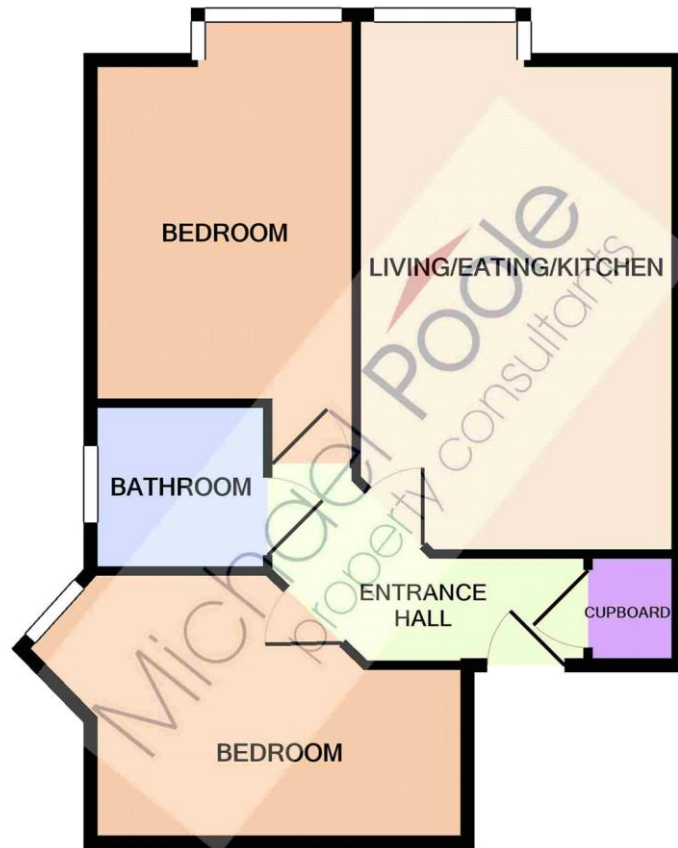
TO VIEW: Contact our Middlesbrough office on

Tel: **01 642 254222**

A photograph of the Michael Poole property consultants storefront at night. The building has a prominent blue neon sign that reads 'Michael Poole property consultants'. The windows are brightly lit, showing property listings and signs with the Michael Poole logo.

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



TOTAL APPROX. FLOOR AREA 536 SQ.FT. (49.8 SQ.M.)
 Plans are not to scale and should not be relied upon for measurements. © Michael Poole
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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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