

THE LADLE, MIDDLESBROUGH, TS4 3SL



- ▲ First Floor Apartment with Almost 800 Sq. Ft. of Well Planned Accommodation
- ▲ Two Double Bedrooms, Master Bedroom with Shower Room En-Suite
- ▲ Really Nicely Positioned Across Ladgate Lane from Stewart Park & Marton Railway Station
- ▲ Close Walking Distance to James Cook University Hospital
- ▲ Chain Free Sale & Can Be Purchased Fully Furnished
- ▲ Cared For Communal Gardens, Residents & Visitors Car Parking Spaces

Offers Over £100,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This very comfortable, well planned, first floor apartment is a simple chain free sale and available to buy fully furnished.

It's really nicely positioned set back from Ladgate Lane and a stone's throw from Stewart Park and Marton Railway Station. Middlesbrough Sports Village, James Cook University Hospital and other really useful facilities are also a short walk away.

The layout is great and with almost 800 square feet of well-planned living space, the footprint is larger than some three bedroom 'new build' houses.

Briefly, the accommodation comprises communal entrance hall, private entrance hall, roomy lounge/diner, well equipped breakfast/kitchen with modern units and appliances included, master bedroom with shower room en-suite, second double bedroom and bathroom.

The Ladle is an established, well managed development and has neat cared for communal gardens, residents and visitor's car parking spaces and security intercom system.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

FIRST FLOOR

ACCOMMODATION

PRIVATE ENTRANCE HALL - With two storage cupboards and radiator.

LOUNGE - 5.2m x 3.7m (17'1" x 12'2")

With radiator.

KITCHEN - 4.4m x 3m (14'5" x 9'10")

With shaker design woodgrain effect wall, drawer, and floor units, roll edge worktop, electric oven with four ring gas hob and stainless steel splashback and stainless steel extractor fan, stainless steel sink with mixer tap, space for integrated fridge freezer, washing machine and dryer included, radiator and woodgrain effect laminate flooring.

TO VIEW: Tel: **01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

www.michaelpoole.co.uk



THE LADLE, TS4 3SL

BEDROOM ONE - 3.2m x 3.3m (10'6" x 10'10")

With radiator.

EN-SUITE - 2.6m x 1.3m (8'6" x 4'3")

Comprising close coupled WC, pedestal wash hand basin, shower cubicle, radiator, tiled walls and floor and extractor fan.

BEDROOM TWO - 2.8m x 3m (9'2" x 9'10")

With radiator.

BATHROOM - 2.2m x 1.6m (7'3" x 5'3")

Comprising close coupled WC, pedestal wash hand basin, bath, tiled walls, woodgrain effect vinyl flooring and radiator.

EXTERNALLY

Externally there are communal gardens and resident parking.

AGENTS NOTE:

Ground Rent: £125 Per Annum

Service/Maintenance Charge: £469.62/quarter

Council Tax Band: D Tenure: Leasehold

AGENTS REF: - TM/LS/MID250040/20012025

TO VIEW: Contact our Middlesbrough office on

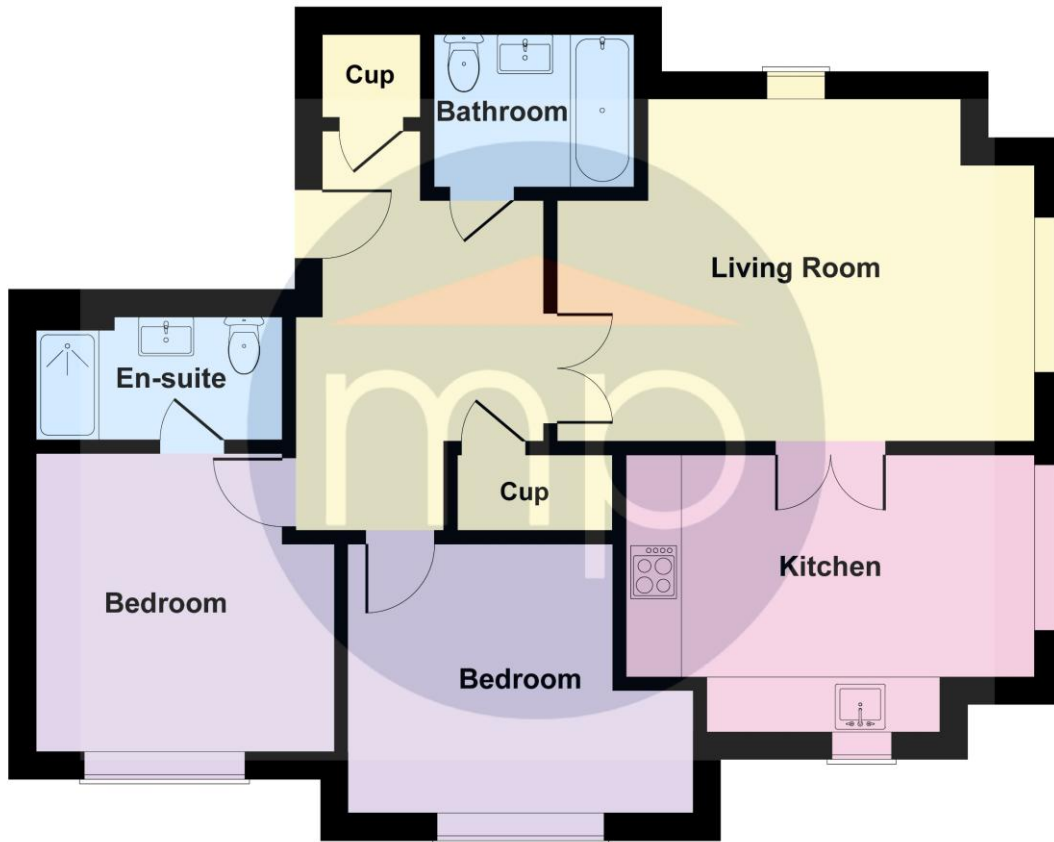
Tel: **01642 254222**



THE LADLE, TS4 3SL



4 The Ladle



Not to Scale. Produced by The Plan Portal 2025
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	82	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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