

## NEWCOMEN GREEN, LONGLANDS, MIDDLESBROUGH, TS4 2PD



- ▲ Chain Free!
- ▲ Superb Opportunity For First Time Buyers, Young Couples And Investors Alike!
- ▲ Modern & Stylish Bathroom Recently Fitted
- ▲ Just Off A Major Bus Route To Go Up To James University Hospital Or Back Into The Town

- ▲ Some Good Schooling Within Walking Distance
- ▲ UPVC Double Glazed Windows
- ▲ Ample Storage As Well As A Handy Office/Playroom
- ▲ Good Sized Kitchen

**£85,000**

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Chain Free! A Superb Opportunity for first time buyers, young couples and investors alike!

Location wise it's just off a major bus route to go up to James University Hospital or back into the Town. There's also some good schooling within walking distance.

This two bedroom flat has had a modern & stylish bathroom recently fitted and has ample storage as well as a handy office/playroom, UPVC double glazed windows, good sized kitchen with fitted appliances.

The property comprises entrance hall, lounge, kitchen, two double bedrooms and a bathroom.

#### **GROUND FLOOR**

**HALLWAY** - Solid Hard Wood Front Door, electric radiator and large storage cupboard.

**LOUNGE** - 4.4m x 3.5m (14'5" x 11'6")  
Electric radiator.

**OFFICE/STUDY** - 2.4m x 1.9m (7'10" x 6'3")

#### **KITCHEN** - 2.6m x 2.6m (8'6" x 8'6")

Wood grain effect wall drawer and floor units, roll edge work top, space for a free standing four ring electric cooker, space for fridge freezer and washer, 1.5 stainless steel sink, splash back tiles and spotlights.

#### **BEDROOM 1** - 3.6m x 3.5m (11'10" x 11'6")

Fitted wardrobed with sliding doors and electric radiator.

#### **BEDROOM 2** - 2.6m x 2.6m (8'6" x 8'6")

Electric radiator.

#### **BATHROOM** - 1.7m x 2.0m (5'7" x 6'7")

Modern close coupled toilet, vanity wash basin with mixer tap, bath with Triton electric shower unit, and spotlights.

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

**TO VIEW:** Contact our Middlesbrough office on  
Tel: 01642 254222

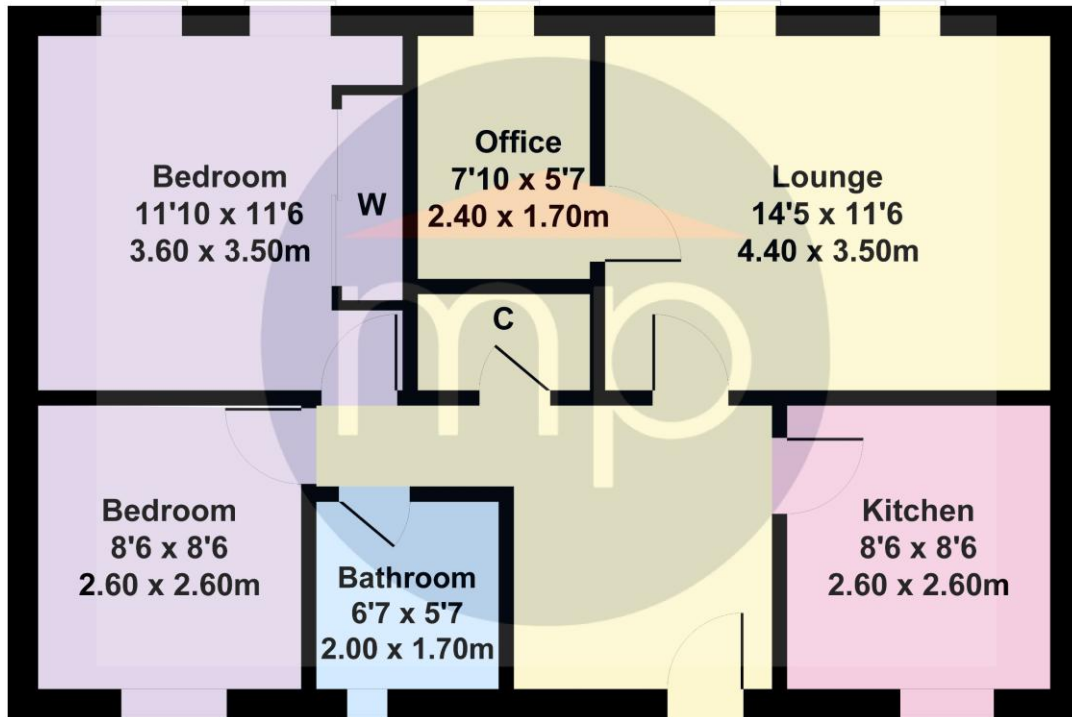
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# 31 Newcomen Green

Approximate Gross Internal Area  
700 sq ft - 65 sq m



Not to Scale. Produced by The Plan Portal 2025  
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