

MADDREN WAY, LINTHORPE, MIDDLESBROUGH, TS5 5BB



- ▲ Allocated Parking
- ▲ Modern Kitchen
- ▲ UPVC Double Glazed Windows
- ▲ South Facing Terrace

- ▲ Easy Reach of Local Road Networks & Town Centre
- ▲ Sold With a Tenant In Situ and Would Therefore Suit an Investor

£54,950

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A light and airy one bedroom ground floor apartment with south facing terrace, resident parking and ample visitors parking.

With tenant already in situ, the property would suit an investor.

The property comprises communal entrance hall, private entrance hall for the accommodation, lounge/kitchen with a good range of units as well as an eat-in breakfast bar, modern bathroom, and double bedroom with storage.

GROUND FLOOR

COMMUNAL ENTRANCE

PRIVATE ENTRANCE HALL - 1.1m x 2.18m (3'7" x 7'2")
With electric radiator.

LOUNGE/KITCHEN - 2.97m x 5.64m (9'9" x 18'6")

With oak wall, drawer and floor units, marble effect roll edge worktop, electric oven and four ring electric hob with stainless steel extractor unit and stainless steel splashback, stainless steel sink with draining board, washing machine, under counter fridge and freezer and space for dishwasher. Woodgrain effect lino flooring, spotlights, electric radiator and sliding door opening to the sun terrace.

BEDROOM - 2.8m x 2.74m (9'2" x 9')

With built-in wardrobes and electric radiator.

BATHROOM - 1.98m x 2.06m (6'6" x 6'9")

Comprising close coupled WC with hidden cistern, vanity wash hand basin, bath with shower, chrome towel radiator, extractor fan, and tiled floor.

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

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EXTERNALLY

PRIVATE TERRACE

Private south facing sun terrace.

PARKING

Allocated parking for flat and ample visitors parking.

AGENTS NOTE:

Ground Rent: £110 PA

Service/Maintenance Charge: Ask Agent

AGENTS REF: - TM/LS/MID220628/29092022

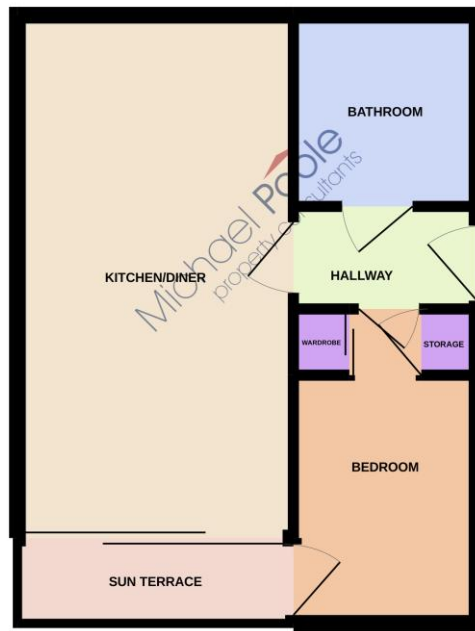
Council Tax Band: A **Tenure:** Leasehold

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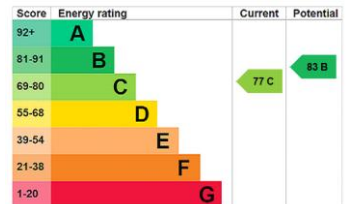


GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 320 sq.ft. (29.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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