

THE LADLE, MIDDLESBROUGH, TS4 3SL



- ▲ Refurbished, Well Styled & Very On-Point First Floor Leasehold Apartment
- ▲ Fabulously Positioned Facing onto Stewart Park & Within Easy Reach of Marton Railway Station & James Cook University Hospital
- ▲ An Ideal Launching Pad for a First Time Buyer or a Brilliant Buy to Let Rental Property
- ▲ 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
- ▲ Two Double Bedrooms, Master Bedroom has a Shower Room En-Suite
- ▲ Principal Bathroom with a Modern White Suite
- ▲ Security Intercom System & Central Heating with a Combi Boiler

£115,000

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A brilliant launching pad for a first time purchaser or a safe 'READY TO GO!' Buy-to-Let' rental property. This very on-point, extremely well looked after first floor apartment definitely merits a few moments of your time for a viewing.

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.

Refurbished and decorated with a modern, contemporary feel. The accommodation comprises communal entrance hall, private vestibule, private hallway, open plan living/eat-in kitchen with a super-smart range of modern 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 an internal inspection.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

FIRST FLOOR

PRIVATE VESTIBULE

HALLWAY

With radiator and two storage cupboards.

LOUNGE - 4.7m x 3.5m (15'5" x 11'6")

With radiator.

KITCHEN - 3m x 1.8m (9'10" x 5'11")

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

BEDROOM ONE - 3.9m x 2.8m (12'10" x 9'2")

With radiator.

TO VIEW: Tel: **01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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EN-SUITE - 2.3m x 1.8m (7'7" x 5'11")

Comprising close coupled WC, pedestal wash hand basin, shower cubicle, spotlights in the ceiling, extractor fan and radiator.

BEDROOM TWO - 3.1m x 2.7m (10'2" x 8'10")

With radiator and two storage cupboards.

BATHROOM - 1.8m x 2m (5'11" x 6'7")

Comprising close coupled WC, pedestal wash hand basin, bath with splashback tiles, spotlights in the ceiling, extractor fan and radiator.

EXTERNALLY

Externally there are communal gardens, designated parking space and visitor parking.

AGENTS NOTE:

Service/Maintenance Charge: TBC

Ground Rent: TBC

AGENTS REF: - TM/LS/MID250628/07012026

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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