ALBERT GATE, PARK ROAD SOUTH, LINTHORPE, MIDDLESBROUGH, TS5 6JA

- Chain Free!
- Ideal Purchase for a Buy-To-Let Investor, Young Couple or Single Occupier
- Modern Two Bedroom First Floor Apartment Overlooking Albert Park
- Two Bath/Shower Rooms
- Close Walking Distance to Teesside University & Linthorpe Village
- Open Plan Living/Eat-In Kitchen

£64,950

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Very pleasantly facing Albert Park and within easy walking distance of Linthorpe Village, Middlesbrough centre, Teesside University Campus, and a multitude of other really useful facilities.

Perfectly suited to both owner occupiers or 'Buy-to-Let' landlords alike, it's a simple chain free sale and an ideal place for someone looking to move and settle into somewhere quick.

Very briefly, the accommodation comprises a communal entrance hall, private entrance hall, open plan living/eat-in kitchen with units and built-in appliances, master bedroom, en-suite, second bedroom and a separate bathroom.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

UPPER FLOOR

PRIVATE ENTRANCE HALL

KITCHEN/LOUNGE/DINER - 6.3m (20'8") reducing to 4.6m (15'1") x 4.5m (14'9") reducing to 3.6m (11'10")
With woodgrain effect wall, drawer, and floor units, roll edge worktop, electric oven, four ring electric hob with stainless steel extractor fan, stainless steel sink, space for washing machine, space for fridge freezer, integrated dishwasher and electric radiator.

BEDROOM ONE - 2.3m x 3.1m (7'7" x 10'2")
With electric radiator.

EN-SUITE - 2.8m x 1.6m (9'2" x 5'3")
With close coupled WC, pedestal wash hand basin, bath with electric shower, electric radiator and extractor fan.

BEDROOM TWO - With electric radiator.

BATHROOM - 3.5m x 1.6m (11'6" x 5'3")
With close coupled WC, pedestal wash hand basin, bath, electric radiator and extractor fan.

AGENTS NOTE: -
Ground Rent: £100
Service Charge: £178

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

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

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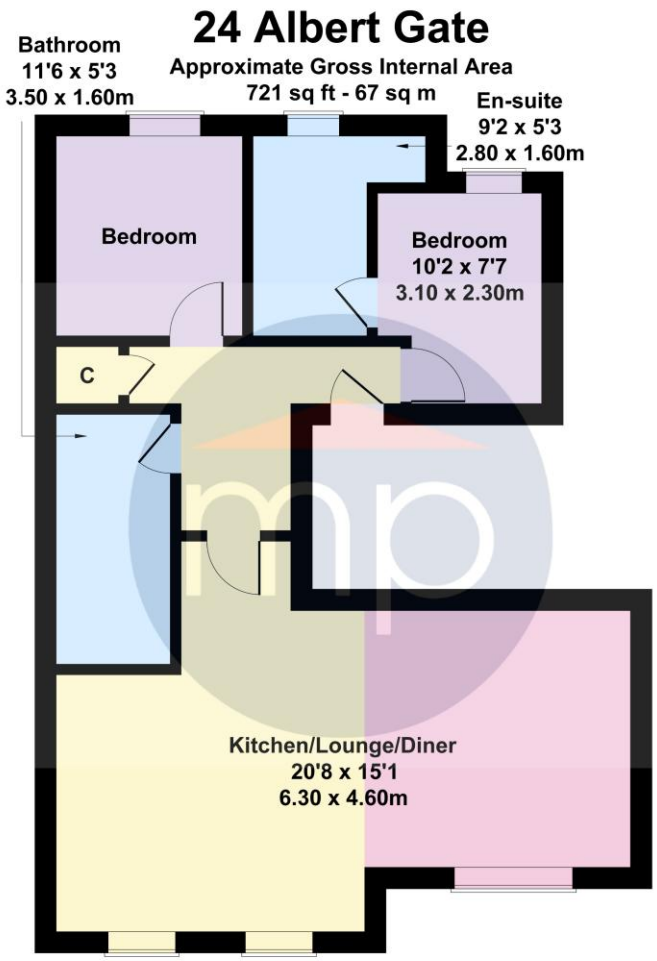

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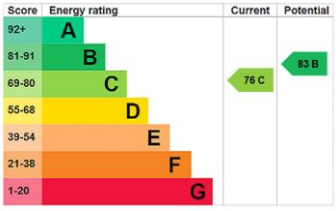

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