

**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.

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

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**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

**BUYERS IDENTIFICATION CHECK(S)** - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

**AGENTS REF:** - TM/LS/MID260037/04032026

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

**TO VIEW:** Contact our Middlesbrough office on

Tel: **01642 254222**

## 24 Albert Gate



Not to Scale. Produced by The Plan Portal 2026  
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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.



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