

## SIMONSIDE WALK, ORMESBY, MIDDLESBROUGH, TS7 9LE



- ▲ A One Bedroom First Floor Flat
- ▲ No Forward Chain
- ▲ Spacious Accommodation
- ▲ Double Bedroom with Built-In Wardrobes

- ▲ Smart Fitted Kitchen
- ▲ Communal Entrance Hall with Intercom Entry System
- ▲ Early Viewing Advised

**Offers Over £40,000**

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Offered for sale with no forward chain and ideal for a first time buyer or investor, a one bedroom first floor flat offering spacious accommodation. Features include a smart fitted kitchen, double bedroom with fitted wardrobes, ample storage and intercom entry system.

**AGENTS NOTE:**

Ground Rent: £10 PA

Service/Maintenance Charge: £374.54 PA

**AGENTS REF:** - DP/LS/RED250263/25022026

**GROUND FLOOR**

**COMMUNAL ENTRANCE HALL**

With intercom entry system.

**FIRST FLOOR**

**ENTRANCE HALL**

With two large storage cupboards.

**BEDROOM - 3.86m x 2.73m (12'8" x 8'11")**

With two built-in wardrobes.

**LOUNGE - 3.36m x 3.86m (11' x 12'8")**

**BATHROOM - 1.77m x 1.89m (5'10" x 6'2")**

White suite comprising bath, low level WC and wash hand basin.

**KITCHEN - 2.84m x 2.01m (9'4" x 6'7")**

With a smart range of fitted wall and floor units, complementary work surfaces, space for cooker and plumbing for washing machine.

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

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

Tel: **01642 955625**

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95 Guisborough Road, Nunthorpe, TS7 0JS

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