

OTTERBURN GARDENS, ACKLAM, MIDDLESBROUGH, TS5 8DE



- ▲ Chain Free Sale!
- ▲ Ideal for A First Time Buyer & Young Couples & Investors
- ▲ Super Smart Modern Kitchen
- ▲ Modern Electric Radiators

- ▲ Low Maintenance Front Garden
- ▲ Shower Room
- ▲ Local Amenities Within Walking Distance

£78,000

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Chain free sale!

Ideal for a first time buyer and young couples alike, this two bedroom ground floor flat will be perfect for someone looking for something that they can move straight into.

Features include a modern electric radiators throughout, stylish kitchen, modern shower room, two good sized bedrooms and good sized front garden.

The property comprises entrance hall, lounge, kitchen, two bedrooms and a shower room.

GROUND FLOOR

HALLWAY

LOUNGE

KITCHEN

BEDROOM ONE

BEDROOM TWO

SHOWER ROOM

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.

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

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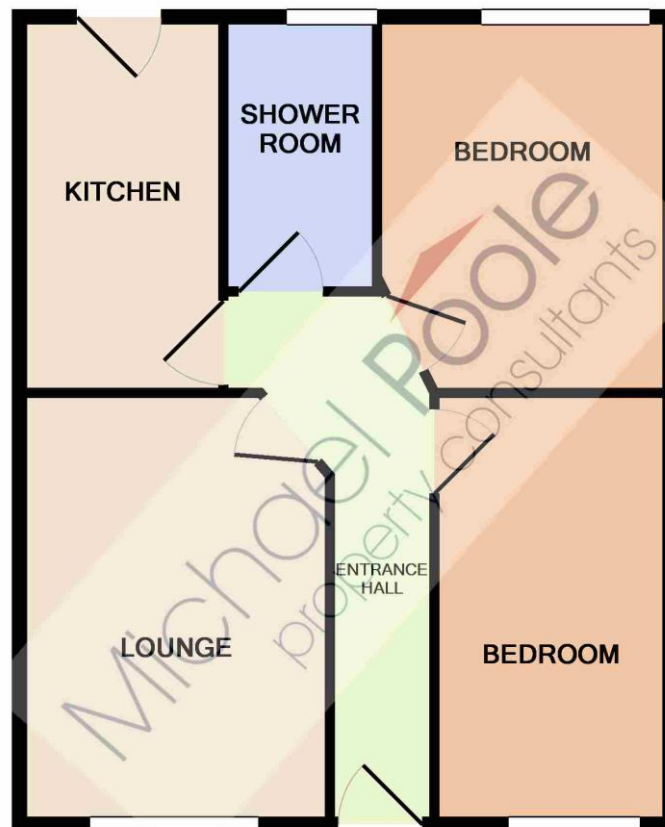
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Council Tax Band: A **Tenure:** Leasehold

TO VIEW: Contact our Middlesbrough office on
Tel: 01642 254222





TOTAL APPROX. FLOOR AREA 539 SQ.FT. (50.0 SQ.M.)
Plans are not to scale and should not be relied upon for measurements. © Michael Poole
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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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