





welcome to

Coris Close, Marton-In-Cleveland Middlesbrough

New to the market is this two Bedroom ground floor Flat in the desirable area of Marton. Featuring open Lounge/Kitchen and plenty of storage. In brief this property comprises of Entrance Hallway, open plan Lounge/Kitchen, family Bathroom and two Bedrooms. This is a perfect investment opportunity!

Entrance Hall

Two storage cupboards one is housing the washing machine.

Lounge / Kitchen

14' 10" x 9' (4.52m x 2.74m)

Lounge area: Double glazed bay window, wood laminate and electric radiator. Kitchen comprises of wall and base units with work surfaces, sink, free standing fridge, electric oven, electric hob with extractor over and tiled splashback.

Bedroom 1

 $9' \ 6'' \ x \ 11' \ (2.90 \ m \ x \ 3.35 \ m)$ Double glazed window to rear and wood laminate.

Bedroom 2

5' 4" x 8' (1.63m x 2.44m)

Double glazed window to rear and wood laminate.

Bathroom

Shower cubicle with electric shower, wash hand basin, WC, spotlights, extractor fan and tiled.













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Coris Close, Marton-In-Cleveland Middlesbrough

- ALLOCATED PARKING SPACE
- TWO BEDROOMS
- **GROUND FLOOR FLAT**
- GREAT FIRST TIME BUYER OPPORTUNITY
- **BRILLIANT INVESTMENT**

Tenure: Leasehold EPC Rating: D

£65,000



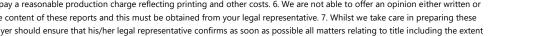
This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Oct 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold nacks



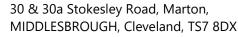
Property Ref: MAR108738 - 0014 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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