









welcome to

Saltcote, Marton-In-Cleveland Middlesbrough

We are delighted to offer this two bedroomed ground floor flat situated on a popular estate in Marton. Ideal first time buyer or rental opportunity. Comprising: entrance hallway, lounge, kitchen, bathroom, 2 bedrooms, and garden. Offered with no chain and priced to sell.

Entrance Hall

Single glazed door to side aspect, cupboard housing meters and two further cupboards.

Lounge

14' 1" x 10' 8" (4.29m x 3.25m) Double glazed patio doors to front aspect, wall lighting, coving to ceiling.

Kitchen

9' 3" x 7' 7" (2.82m x 2.31m)

PVC window to rear aspect, a range of wall, base and drawer units, stainless steel single bowl sink and drainer, complementary work surfaces, tiled splash backs, plumbing for washing machine, oven, vinyl flooring and spot lighting.

Bedroom 1

12' $3" \times 10' \ 1" \ (3.73m \times 3.07m)$ PVC window to front aspect, built in mirrored wardrobes.

Bedroom 2

 $8' \ 8'' \ x \ 6' \ 6''' \ (2.64m \ x \ 1.98m)$ PVC window to rear aspect and boiler.

Shower Room

PVC window to rear aspect, wash hand basin, walk in shower enclosure with electric shower, pedestal wash hand basin, low level WC, tiled splash backs and extraction fan.

Externally

Lawn to front garden, picket fence, conifer trees, patio area.













welcome to

Saltcote, Marton-In-Cleveland Middlesbrough

- TWO BEDROOMS
- **GROUND FLOOR**
- **GARDEN TO THE FRONT**
- **WET ROOM**
- **NO CHAIN**

Tenure: Leasehold EPC Rating: C

£85,000



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

view this property online mannersandharrison.co.uk/Property/MAR108722

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold nacks

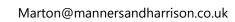


Property Ref: MAR108722 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.









30 & 30a Stokesley Road, Marton, MIDDLESBROUGH, Cleveland, TS7 8DX

mannersandharrison.co.uk

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.