



**Saltcote, Marton-In-Cleveland, Middlesbrough, TS7 8QN**

**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" x 10' 1" ( 3.73m x 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.





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## 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

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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 marks



Property Ref:  
MAR108722 - 0009

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