



**13 Lytton House Lytton Street, Middlesbrough TS4 2BP**

welcome to

## 13 Lytton House Lytton Street, Middlesbrough

- APARTMENT
- CLOSE TO AMENITIES
- GREAT FOR DOWNSIZERS
- SPACIOUS RECEPTION ROOM
- EN SUITE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£50,000**

### Entrance Hall

Entered via wooden door, storage cupboard, electric heater and intercom.

### Lounge / Diner

11' 1" x 15' 1" ( 3.38m x 4.60m )  
UPVC double glazed window to front and electric heater.

### Kitchen

6' 1" x 10' 11" ( 1.85m x 3.33m )  
Wall and base units with contrasting working surfaces, stainless steel sink/drain, plumbing for washing machine, integrated electric hob, integrated electric oven and part tiled walls.

### Bedroom 1

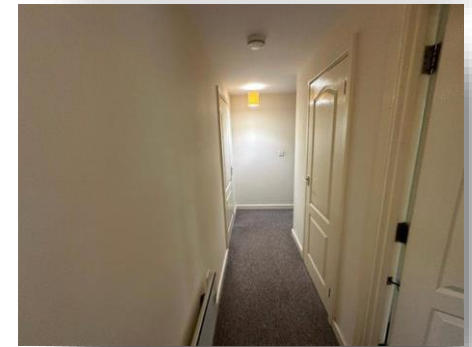
9' 8" x 14' 11" ( 2.95m x 4.55m )  
UPVC double glazed window to rear and electric heater.

### Bedroom 2

10' 11" x 8' 1" ( 3.33m x 2.46m )  
UPVC double glazed window to front and electric heater.

### Bathroom

Panel bath, wash hand basin, low level low flush WC, chrome heated towel rail and part tiled splashback.



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Property Ref:

MAR110091 - 0007

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