



**The Ladle, Middlesbrough, TS4 3SL**

**welcome to**

## **The Ladle, Middlesbrough**

An exclusive and spacious two bedroom apartment situated in a sought after area. This apartment consists of a spacious Lounge, dining room and a modern fitted Kitchen. This home benefits from a master bedroom with an En Suite, a further bedroom and family bathroom.

### **Entrance Hall**

Entered via fire door, herringbone flooring, coved cornicing, storage cupboard and radiator.

### **Dining Room**

11' 5" x 7' 10" ( 3.48m x 2.39m )

UPVC double glazed window to side, coved cornicing, radiator and archway leading to:

### **Lounge**

15' 1" x 11' 3" ( 4.60m x 3.43m )

UPVC double glazed window, coved cornicing, TV point, telephone point and radiator.

### **Kitchen**

11' 5" x 8' 2" ( 3.48m x 2.49m )

Wall and base units with complimentary work surfaces, four ring gas hob, integral electric oven, plumbing for washing machine, sink/drain, extractor fan, recess for fridge/freezer, spotlights and UPVC double glazed window.

### **Bedroom 1**

11' 9" x 14' 8" (max) ( 3.58m x 4.47m (max) )

UPVC double glazed window, recess for wardrobes and radiator.

### **En-Suite**

Wash hand basin, WC, double shower cubicle, chrome heated towel rail and extractor fan.

### **Bedroom 2**

11' 5" x 8' 8" ( 3.48m x 2.64m )

UPVC double glazed window, coved cornicing and radiator.





### **Bathroom**

Low level low flush WC, wash hand basin with mixer tap, bath with shower over, part tiled walls and chrome heated towel rail.



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## The Ladle, Middlesbrough

- MODERN FITTED KITCHEN
- TWO RECEPTION ROOMS
- MASTER WITH EN-SUITE
- TWO BEDROOMS
- SPACIOUS THROUGHOUT

Tenure: Leasehold EPC Rating: B

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 packs.

**£125,000**



This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
MAR110452 - 0003

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