

CLARKE | MUNRO

ESTATE AGENTS

28 Holy Rood Court, Middlesbrough, TS4 2QZ



Price: £99,950



01642 245 796
visit clarkemunro.com for details



Key Features:

- NO CHAIN
- TWO DOUBLE BEDROOMS
- SPACIOUS FIRST FLOOR FLAT
- MODERN KITCHEN AND BATHROOM
- EXTERNAL COMMUNAL SPACE
- 92 YEARS LEFT ON THE LEASE

Property Description:

Clarke Munro offer for sale this fantastic two bedroom first floor flat, available with no onward chain. Beautifully presented throughout and modernised with no expense spared, this flat has space in abundance and sits in a quiet location. Internally, the entrance hall provides a storage space and has a staircase up to the flat, a welcoming, spacious entrance hall that allows access to all rooms. The property is fitted with a modern white kitchen and a lovely contemporary bathroom suite with 3 pieces and shower over the bath, a useful utility space which houses the boiler system and has plumbing for washing machine, dishwasher and tumble dryer plus sockets, then Two double bedrooms and a generous lounge dining room complete the property. Externally are communal gardens. 92 years remaining on the lease,

28 Holy Road Court, Middlesbrough, TS4 2QZ

TO VIEW: Tel: **01642 245796**

75-77Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

CLARKE | MUNRO
ESTATE AGENTS

Ground Floor

- Hallway: 3.25 m²
- Living Room: 16.34 m²
- Kitchen: 9.79 m²
- Dining Room: 8.69 m²
- Bedroom: 10.67 m²
- Bathroom: 5.75 m²
- Landing: 2.99 m²

Floor 1

- Living Room: 7.25 m²
- Hallway: 8.69 m²
- Bedroom: 10.67 m²
- Bathroom: 5.75 m²
- Landing: 2.99 m²

CLARKE | MUNRO
ESTATE AGENTS

Approximate total area⁽¹⁾
68.44 m²

Reduced headroom
0.98 m²

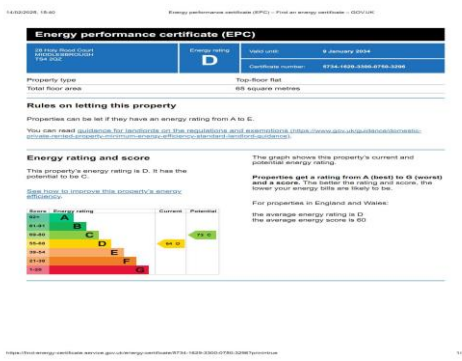
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clarke Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

28 Holy Rood Court, Middlesbrough, TS4 2QZ

Communal Entrance

Double glazed entrance door, staircase to first floor.

The Flat

Double glazed entrance door.

Entrance Hallway

Leading to all rooms, electric radiator.

Bathroom

Tile effect flooring, tiled walls, three piece suite comprising; bath with shower over, w/c set into vanity unit, electric radiator, sink unit, double glazed window to rear, extractor fan.

Bedroom 2

Double glazed window to front, electric radiator.

Bedroom 1

Double glazed window to side, electric radiator.

Lounge

Double glazed windows to rear, electric radiator.

Kitchen

Fitted with range of matching wall & base units with space for appliances, vinyl flooring, part tiled walls, double glazed window to rear, 1 1/2 bowl sink unit & drainer with chrome mixer tap.

Utility / Storage Room

Floor mounted boiler, plumbing for washing machine, tile effect flooring.

28 Holy Rood Court, Middlesbrough, TS4 2QZ



01642 245 796
visit clarkemunro.com for details