

Trueman Court, Green Lane, TS5 7SR  
2 Bed - Apartment  
£69,950

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Offered to the market with sitting tenant insitu currently paying £500 per calendar month; we are delighted to offer to the market this exceptionally well presented second floor apartment with two double bedrooms on Trueman Court, pleasantly situated in the highly desirable location of Green Lane, Middlesbrough. This deceptively spacious apartment is conveniently positioned within close proximity to all local amenities, excellent public transport & major road links via the A19. Also within a one mile radius are numerous schools, as well as being a short drive to Tees Valley Hospital & Teesside Shopping Park. This is an excellent opportunity for the buy-to-let investor to add to a their portfolio. Flooded with natural light throughout; this tastefully decorated residence is accessed via a secure intercom system into the building itself & comprises: Welcoming entrance hallway, a stunning open-plan lounge/diner/kitchen with a range of fitted wall & base units, two double bedrooms & bathroom with modern three piece suite. Externally, the property enjoys an allocated parking bay with additional visitors parking available. We thoroughly recommend full internal inspection in order to fully appreciate the style, space, quality & layout of this impressive property for sale.

LEASEHOLD - £975 years remaining  
EPC Rating: TBC  
Council Tax Band: C

#### **ENTRANCE HALLWAY**

#### **OPEN-PLAN LOUNGE/DINER/KITCHEN**

24'9 x 10'8 (7.54m x 3.25m)

#### **MASTER BEDROOM**

14'7 x 8'1 (4.45m x 2.46m)

#### **BEDROOM TWO**

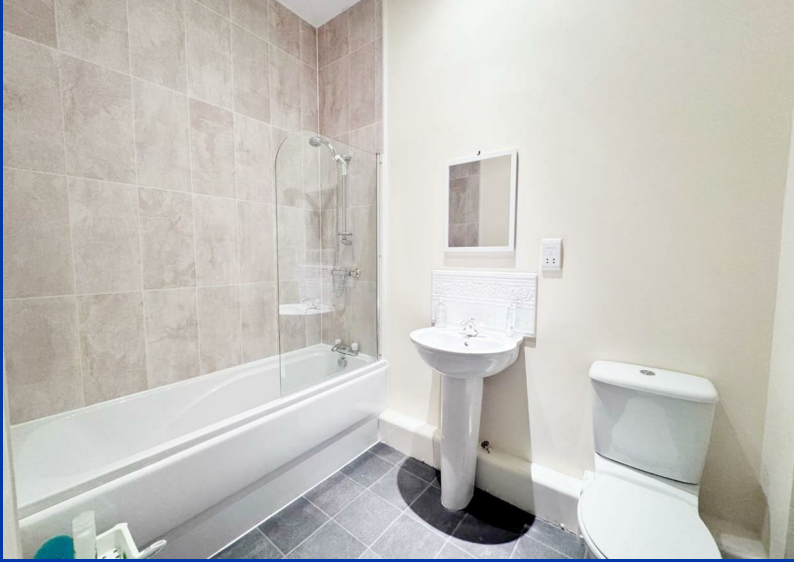
14'7 x 7'11 (4.45m x 2.41m)

#### **BATHROOM**

8'9 x 5'6 (2.67m x 1.68m)

#### **EXTERNALLY**







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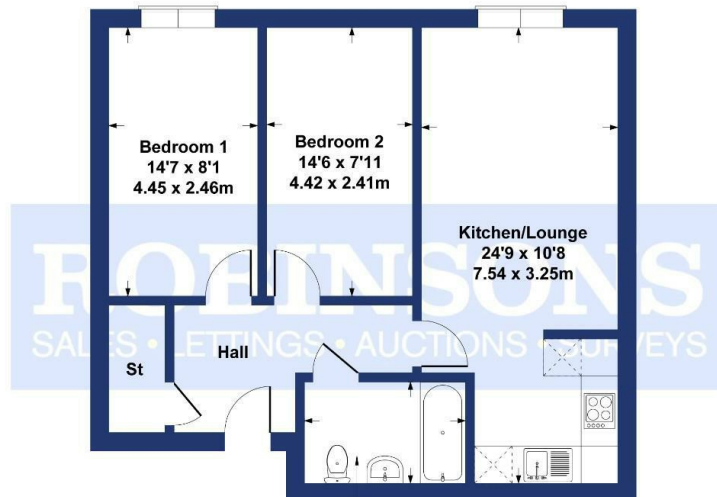
Strategic Marketing Plan

Dedicated Property Manager

Trueman Court, Green Lane, Middlesbrough, TS5 7SR

Approximate Gross Internal Area

656 sq ft - 61 sq m



Bathroom

8'9 x 5'6

2.67 x 1.68m

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		79	81
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

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## WYNYARD

The Wynd

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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