

GLEN COURT, GLENDALE ROAD, TOLLESBY, MIDDLESBROUGH, TS5 7FL



- ▲ Just Move Straight in & Enjoy This Really Smart Modern Style Ground Floor Leasehold Apartment
- ▲ Chain Free Sale & Sensibly Priced to Sell
- ▲ A Perfect First Time Starter Home, Ideal Retirement/Downsizer Place or Great Rental Property
- ▲ Two Double Bedrooms
- ▲ Open Plan Living/Eat-In Kitchen
- ▲ Modern White Bathroom Suite
- ▲ Residents Car Park at the Rear
- ▲ Cared for Communal Gardens
- ▲ Central Heating with Combi Boiler
- ▲ Security Intercom System

£106,000

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Just move straight in and enjoy this modern style ground floor leasehold apartment with two bedroom and no onward chain.

It is really nicely positioned at the front of this small exclusive development set back nicely from Glendale Road and has a resident's car park at the rear. There are also cared for communal gardens, visitor's car parking spaces, a security alarm/intercom system and central heating with a combi boiler.

The tastefully presented accommodation comprises communal entrance hall, private entrance hall, open plan living/eating/kitchen, two double bedrooms and bathroom with a modern white suite.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

With storage cupboard and radiator.

LOUNGE/KITCHEN - 5.2m x 3.3m (17'1" x 10'10")

With woodgrain effect wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with stainless steel splashback, space for fridge freezer, washing machine and dryer, two radiators and woodgrain effect laminate flooring.

BEDROOM ONE - 4m x 2.8m (13'1" x 9'2")

With radiator.

BEDROOM TWO - 3.7m x 2.8m (12'2" x 9'2")

With radiator.

BATHROOM - 1.6m x 1.8m (5'3" x 5'11")

With close coupled WC, pedestal wash hand basin, bath with shower over, white splashback tiles, radiator and extractor fan.

TO VIEW: Tel: 01642 254222
64-66 Borough Road, Middlesbrough, TS1 2JH

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EXTERNALLY

Externally there is resident parking, visitor parking and cared for communal gardens.

AGENTS NOTE:

Ground Rent: £40 PA

Service/Maintenance Charge: £1,833 PA

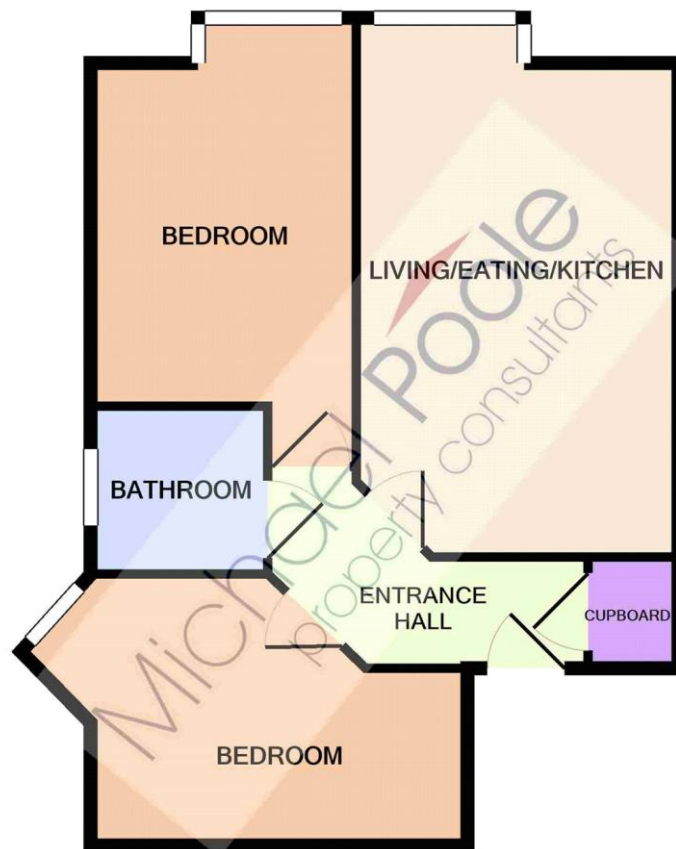
AGENTS REF: - TM/LS/LET260046/14052026

Council Tax Band: C **Tenure:** Leasehold

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TOTAL APPROX. FLOOR AREA 536 SQ.FT. (49.8 SQ.M.)

Plans are not to scale and should not be relied upon for measurements. © Michael Poole
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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