

MONKLAND CLOSE, MIDDLESBROUGH, TS1 5TL



- ▲ A Modern Two Bedroom Flat in A Block That Rarely Comes to the Market!
- ▲ Early Viewing Advised
- ▲ Competitive Price
- ▲ Sure to Be of Interest to A Range of Buyers

- ▲ Balcony
- ▲ Stylish Bathroom
- ▲ Resident Parking!
- ▲ Modern Kitchen

£65,000

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Modern two bedroom flat with a balcony in the heart of Middlesbrough! Available with a chain free sale, this top floor two bedroom flat offers a modern kitchen, stylish bathroom and resident parking!

BATHROOM - With close coupled WC, wall mounted wash hand basin, bath with electric shower and extractor fan.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL - With staircase leading to flat.

FIRST FLOOR

LOUNGE - With access to balcony.

KITCHEN - With white high gloss wall, drawer, and floor units, roll edge worktop, electric oven and four ring electric hob, stainless steel sink with mixer tap, space for fridge freezer and space for washing machine.

BEDROOM ONE

BEDROOM TWO

EXTERNALLY

PARKING - Externally there is resident parking.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - TM/LS/MID260344/30072026

Council Tax Band: A **Tenure:** Leasehold

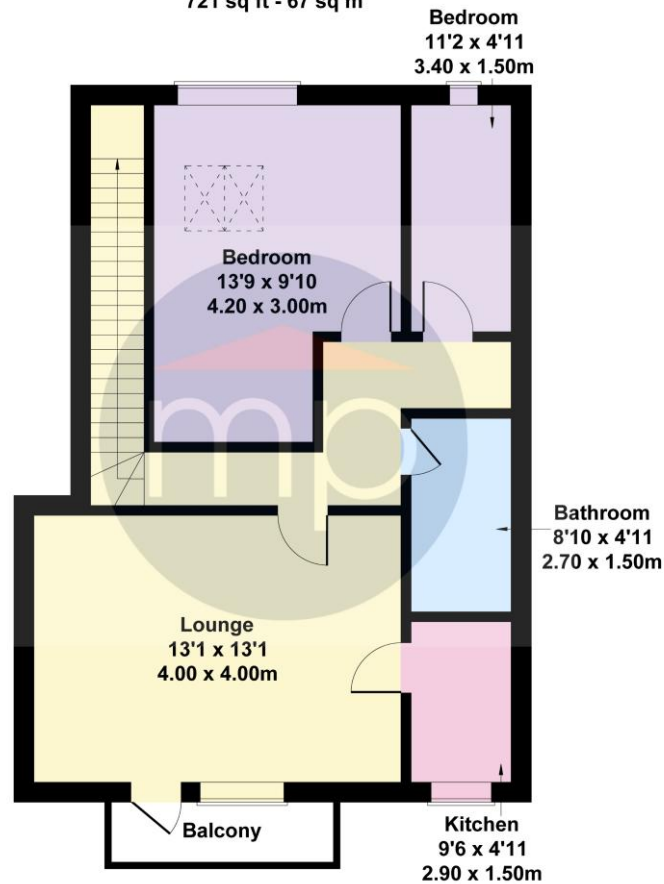
TO VIEW: Tel: 01642 254222
64-66 Borough Road, Middlesbrough, TS1 2JH

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53 Monkland Close

Approximate Gross Internal Area
721 sq ft - 67 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Middlesbrough Office on Tel: **01642 254222**
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