



## 15 NEWLEY COURT MIDDLESBROUGH, TS3 0TP

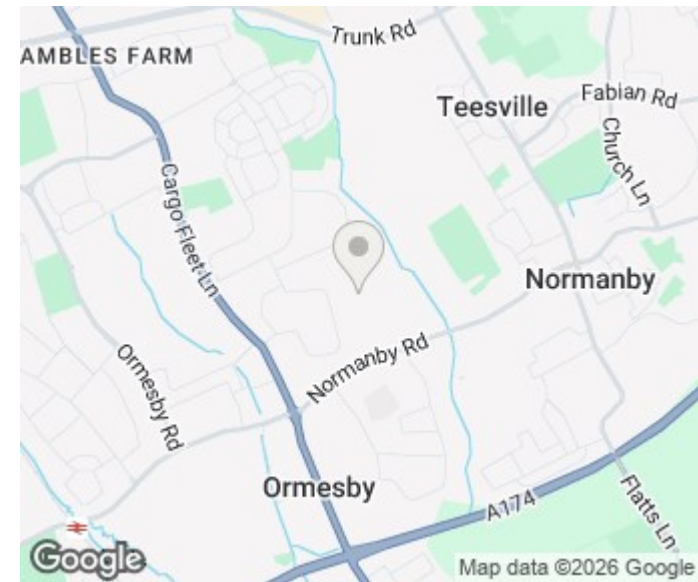
£89,995

Nestled in the charming area of Newley Court, Middlesbrough, this delightful top floor apartment offers a unique and deceptively spacious layout that is sure to impress. Upon entering through the front door, you are welcomed into a cloakroom area that leads to a distinctive double split staircase, providing access to the upper landing and first floor which is the main area of the property

The compact yet well-appointed kitchen boasts ample worktop and cupboard space, making it a practical area for culinary enthusiasts. You will also find a beautifully proportioned living room, perfect for relaxation and entertaining. A long corridor connects this inviting space to two comfortable bedrooms, each offering a serene retreat. The bathroom is thoughtfully designed, featuring a lovely corner shower cubicle that adds a touch of elegance.

Outside, the property is complemented by enclosed front and rear gardens, providing a private outdoor space for gardening or enjoying the fresh air. Additionally, there is convenient access to

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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 74                         | 78        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

**EPC Rating: C     Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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