



The Ladle, TS4 3SL
2 Bed - Apartment
£115,000

Council Tax Band: D
EPC Rating: C
Tenure: Leasehold



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A deceptively spacious two-bedroom ground floor apartment located in the desirable area of The Ladle, Middlesbrough. This property offers a perfect blend of size and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

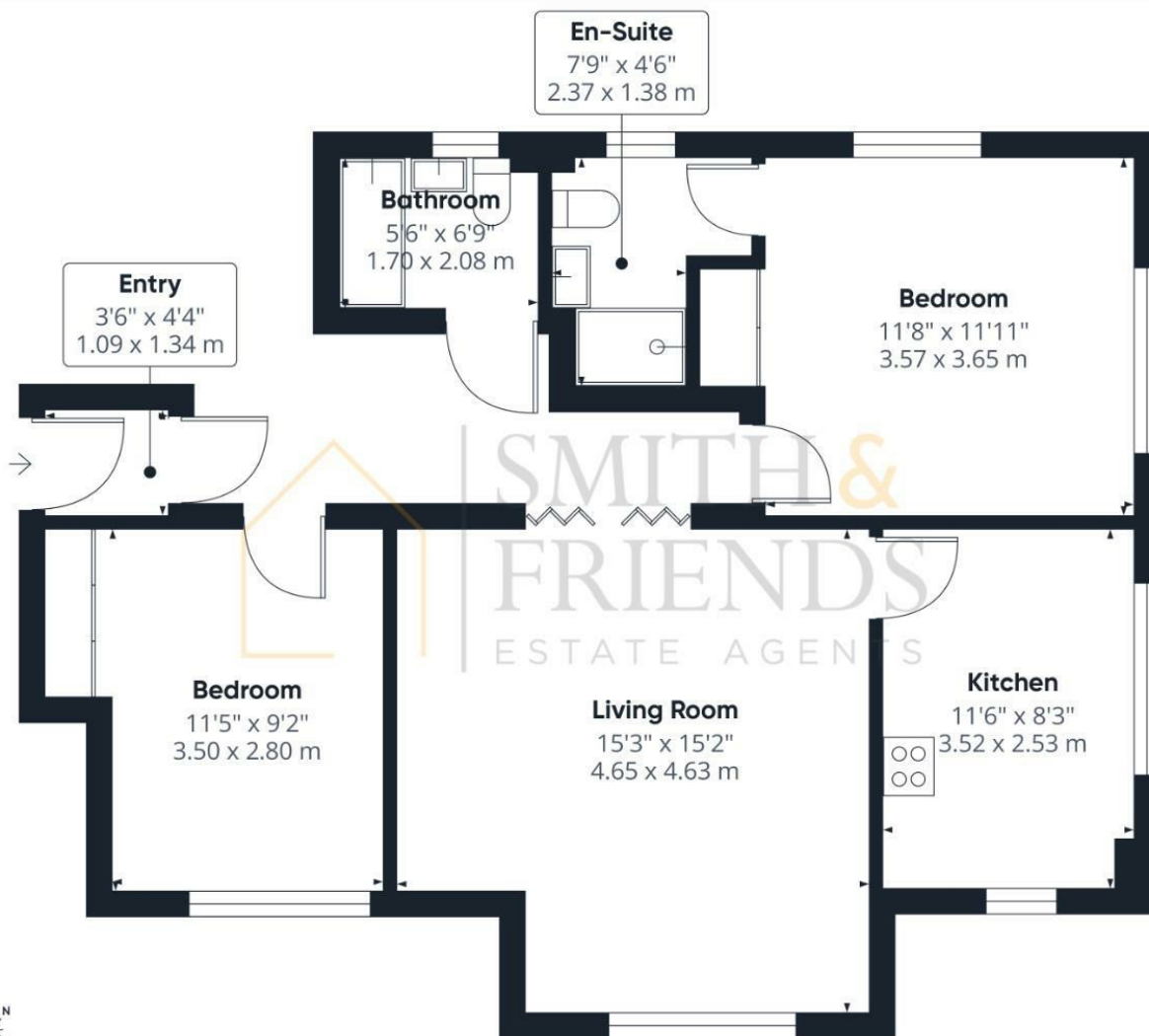
As you enter the apartment, you will be greeted by the hallway leading to the spacious living room. The well-appointed kitchens designed for practicality, ensuring room for a small dining table. The master bedroom features an en-suite shower room and the second bedroom is also generously sized. In addition to the en-suite, there is a separate bathroom that caters to the needs of the household.

Externally, this apartment comes with one designated parking space, along with access to a communal garden shared by all residents.

Situated just off Ladgate Lane, this property is within easy reach of Stewarts Park, offering beautiful green spaces for leisurely walks and outdoor activities. Local amenities are also conveniently close, providing everything you need for day-to-day living.

In summary, this two-bedroom apartment is a fantastic opportunity to enjoy modern living in a sought-after location. With its spacious layout, en-suite facilities, and proximity to local attractions, it is a property not to be missed.



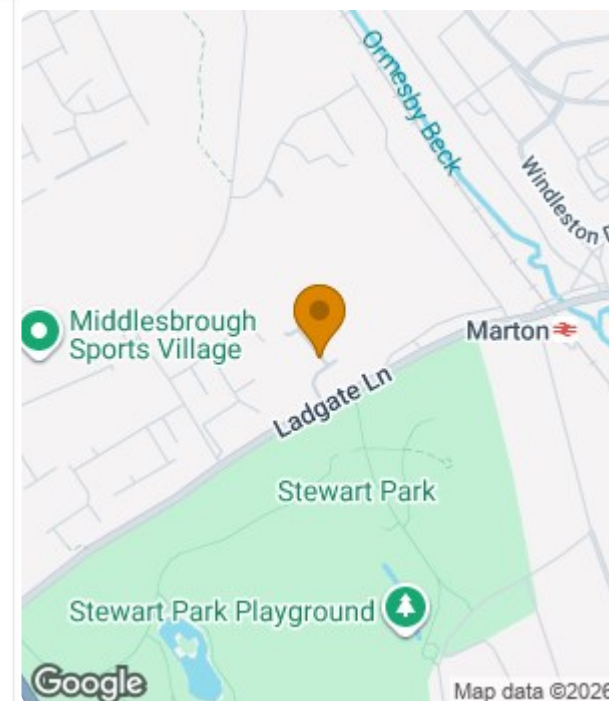


Approximate total area[®]
691 ft²
64.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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