





Maddren Way, Middlesbrough TS5 5BD

manners & harrison

welcome to

Maddren Way, Middlesbrough

Ready to move straight into, this well-presented one-bedroom apartment offers comfortable and modern living throughout.

Entrance
Enter through communal door into communal passage leading to apartment.

Hallway
Access to rooms.

Kitchen/Living Area
17' x 9' 9" (5.18m x 2.97m)
Base and wall units with complementary work surfaces, integral electric oven, sink, plumbing for washing machine, UPVC double glazed window to side, UPVC double glazed doors leading onto balcony.

Bedroom
9' 3" x 9' (2.82m x 2.74m)
UPVC double glazed window to front, UPVC double glazed door leading to balcony.

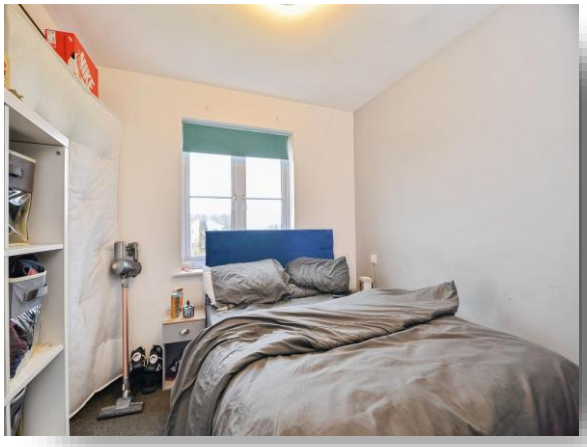
Bathroom
Bath, wall mounted shower, toilet, wash hand basin, heated towel rail.

Externally
Communal parking, allocated parking spots, communal grounds.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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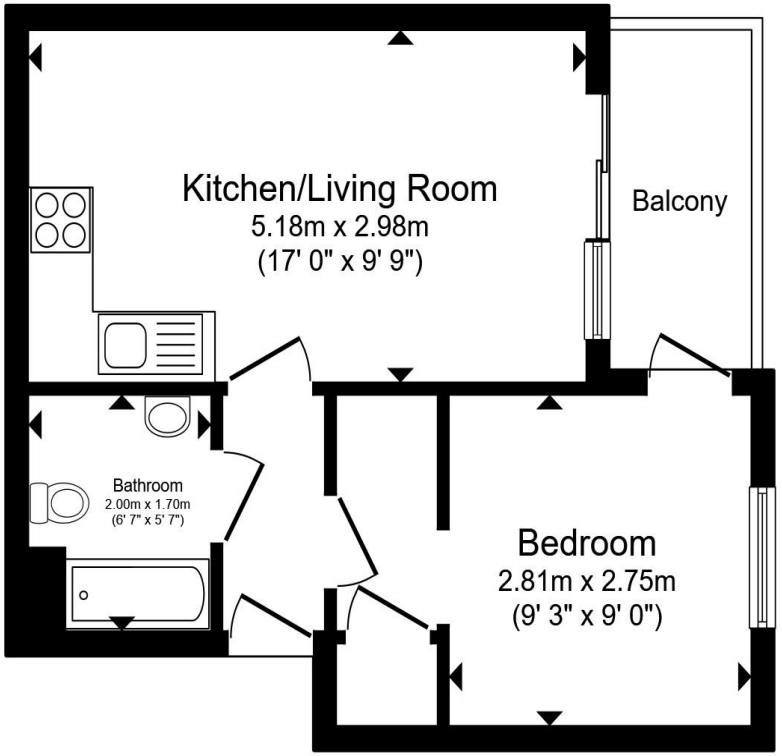
Maddren Way, Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- GREAT FOR INDEPENDENT LIVING
- BALCONY
- ALLOCATED PARKING
- SITTING TENANT PAYING £695pcm

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 3200.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Apr 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£60,000



Total floor area 32.5 m² (350 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
MAR112225 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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