

SIMONSIDE WALK, ORMESBY, MIDDLESBROUGH, TS7 9LE



- ▲ A One Bedroom First Floor Flat
- ▲ No Forward Chain
- ▲ Spacious Accommodation
- ▲ Double Bedroom with Built-In Wardrobes
- ▲ Smart Fitted Kitchen
- ▲ Communal Entrance Hall with Intercom Entry System
- ▲ Early Viewing Advised

Offers Over £40,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Offered for sale with no forward chain and ideal for a first time buyer or investor, a one bedroom first floor flat offering spacious accommodation. Features include a smart fitted kitchen, double bedroom with fitted wardrobes, ample storage and intercom entry system.

AGENTS NOTE:

Ground Rent: £10 PA

Service/Maintenance Charge: £374.54 PA

AGENTS REF: - DP/LS/RED250263/25022026

GROUND FLOOR

COMMUNAL ENTRANCE HALL

With intercom entry system.

FIRST FLOOR

ENTRANCE HALL

With two large storage cupboards.

BEDROOM - 3.86m x 2.73m (12'8" x 8'11")

With two built-in wardrobes.

LOUNGE - 3.36m x 3.86m (11' x 12'8")

BATHROOM - 1.77m x 1.89m (5'10" x 6'2")

White suite comprising bath, low level WC and wash hand basin.

KITCHEN - 2.84m x 2.01m (9'4" x 6'7")

With a smart range of fitted wall and floor units, complementary work surfaces, space for cooker and plumbing for washing machine.

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

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**

TO VIEW: Tel: **01642 955625**

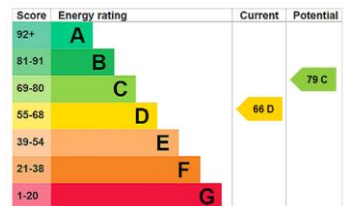
95 Guisborough Road, Nunthorpe, TS7 0JS

www.michaelpoole.co.uk





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 Nunthorpe Office on Tel: **01642 955625**
95 Guisborough Road, Nunthorpe, TS7 0JS