



Bayberry Mews, Middlesbrough TS5 7RG

welcome to

Bayberry Mews, Middlesbrough

Situated in the sought-after TS5 area, this well-presented two-bedroom ground floor flat offers comfortable and convenient living, making it an ideal choice for first-time buyers, professionals, investors, or those looking to downsize.

Entrance

Enter building through communal door, property entered via fire door into hallway.

Lounge

15' x 11' 9" (4.57m x 3.58m)

UPVC double glazed windows to front, radiator, TV point, telephone point.

Kitchen

10' 6" x 10' 6" (3.20m x 3.20m)

UPVC double glazed window, 1 1/2 bowl sink with draining board and mixer tap, plumbing for washing machine, recess for fridge/freezer, integral electric oven, four ring gas hob, extractor fan, storage cupboard.

Bedroom 1

11' 3" x 10' 4" (3.43m x 3.15m)

UPVC double glazed windows, radiator.

Bathroom

Part tiled wall, bath with mixer tap, rainfall style shower head, toilet, heated chrome towel rail, wash hand basin with mixer tap, UPVC double glazed window.

Externally

Gated allocated parking, 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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Bayberry Mews, Middlesbrough

- GROUND FLOOR FLAT
- IDEAL FOR FIRST TIME BUYERS & DOWNSIZERS
- MODERN BATHROOM
- WELL-PROPORTIONED BEDROOM
- PARKING

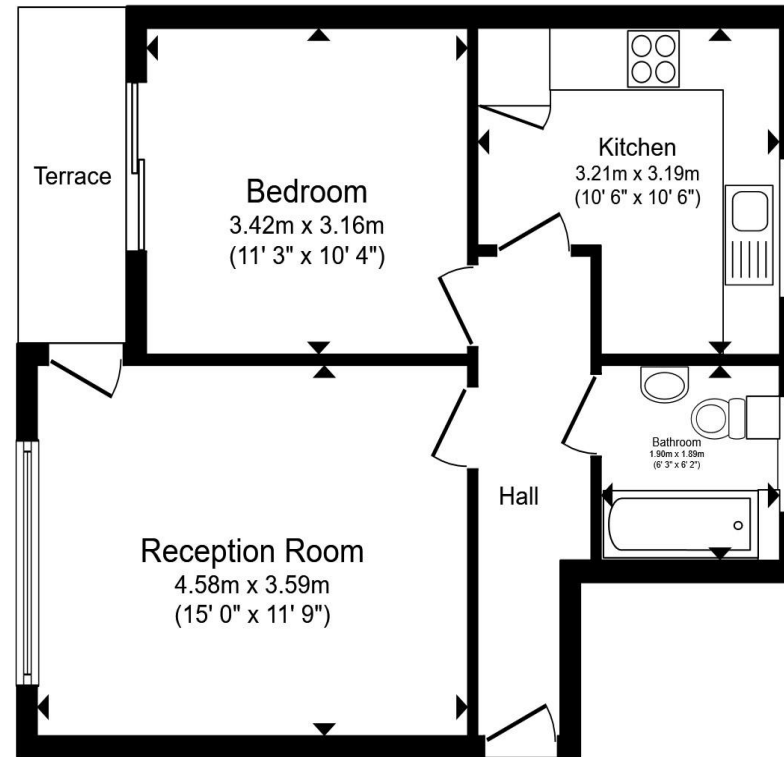
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1800.00

Ground Rent: 30.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000



Total floor area 46.3 m² (499 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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Property Ref:
MAR112334 - 0003

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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