



The Ladle, Middlesbrough TS4 3SL

welcome to

The Ladle, Middlesbrough

This surprisingly spacious three-bedroom upper floor apartment offers generous accommodation throughout, complemented by excellent storage and a practical layout.

Entrance Hall

Two storage cupboards, laminate style flooring, radiator.

Kitchen

11' 5" x 8' 7" (3.48m x 2.62m)

Two UPVC double glazed windows, fitted kitchen with complementary work surfaces, 1 1/2 bowl sink with mixer tap, integral electric oven, four ring gas hob, chimney extractor, stainless steel splash back, tiled splash back, spotlights to ceiling, recess for appliances tiled flooring, integral dishwasher, integral washing machine, fridge/freezer.

Lounge

14' 10" x 12' 2" (4.52m x 3.71m)

Two UPVC double glazed windows, radiator, laminate style flooring.

Bedroom 1

11' 3" x 10' 8" (3.43m x 3.25m)

UPVC double glazed window, radiator, access to en suite, laminate style flooring, fitted wardrobes.

En Suite

Shower, toilet, pedestal style wash hand basin, part tiled walls, radiator.

Bedroom 2

12' 1" x 8' 9" (3.68m x 2.67m)

UPVC double glazed window, radiator, fitted wardrobes, laminate style flooring.

Bedroom 3

12' 2" x 7' 10" (3.71m x 2.39m)

UPVC double glazed window, radiator, fitted wardrobes, laminate style flooring.

Bathroom

Bath, pedestal style wash hand basin, toilet, part tiled walls, radiator, extractor, electric shower over bath.

Externally

Allocated parking, communal gardens.

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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welcome to

The Ladle, Middlesbrough

- THREE WELL PROPORTIONED BEDROOMS
- UPPER FLOOR FLAT
- MODERN KITCHEN
- EN SUITE TO MASTER
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: Awaiting

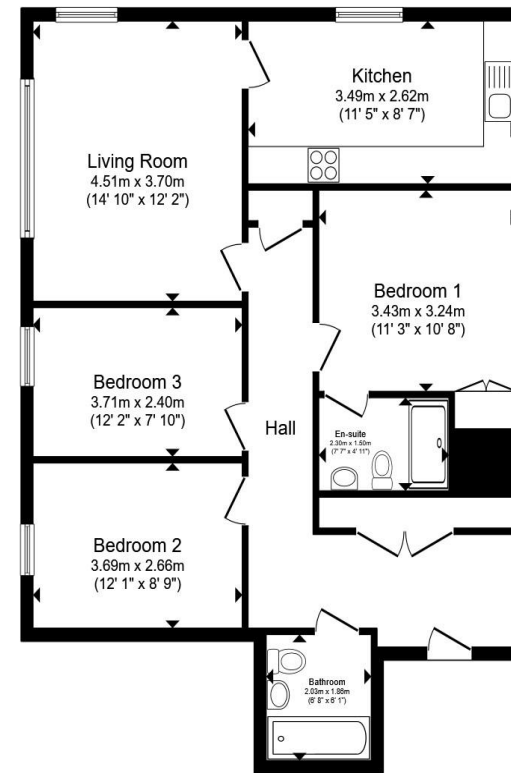
Council Tax Band: D Service Charge: 2157.04

Ground Rent: 216.42

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£115,000



Total floor area 88.4 m² (952 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:
MAR112541 - 0003

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