



## 10 THE WICKETS, MARTON, MIDDLESBROUGH, TS7 8EL

- ▲ Two Bedroom First Floor Apartment
- ▲ Refurbished Throughout To A High Standard
- ▲ Telephone Intercom System & Allocated Parking
- ▲ Fabulous Modern Fitted Kitchen With Appliances
- ▲ Modern Contemporary Bathroom With Shower
- ▲ Views over the Cricket Field
- ▲ Immediate Availability On An Unfurnished Basis
- ▲ No Pets, Smokers Or Housing Benefit. Bond £721
- ▲ Early Viewing Highly Recommended
- ▲ Book Your Viewing: Call us 9am – 9pm Monday to Friday, 9:30am – 5pm Saturday or 10am – 4pm Sunday



Residential Lettings

Rent: £625 Per Calendar Month Bond: £721.00

Michael Poole  
property consultants

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



# 10 THE WICKETS, MARTON, MIDDLESBROUGH, TS7 8EL

Ideal for professional couples or single applicants, a desirable Two Bedroom Apartment highly recommended for early viewing.

This much favoured development with allocated parking and a secure intercom entry system is within easy reach of road networks & James Cook University Hospital and is ready to rent now on an unfurnished basis.

To help reduce tenants' up-front costs, the ZERO DEPOSIT SCHEME is available to please call for details and a viewing on 01642 955771.

## ACCOMMODATION

**ENTRANCE PORCH** - 1.14m x 0.97m (3'9" x 3'2")

**HALL** - With Camara flooring.



**LOUNGE** - 5.03 (16'6") m x 3.48 (11'5") m reducing to 2.84 (9'4") m

**KITCHEN** - 2.26m (max) x 2.82m (7'5" (max) x 9'3")  
Refurbished kitchen featuring a modern range of wall and floor units, Bosh appliances including electric oven, four ring gas hob and extractor fan above, concealed Baxi boiler (fitted in January 2014) LED spotlighting, plumbing for washing machine, space for fridge freezer and tiled floor.

**BATHROOM** - 1.93m x 1.96m (6'4" x 6'5")  
Modern contemporary suite comprising double ended bath and thermostatic shower with rainwater head, wash basin, low level WC, chrome heated towel rail, tiled floor, tiled walls and LED spotlighting.

**BEDROOM ONE** - 2.95m x 3.10m (9'8" x 10'2")  
With dressing area and fitted wardrobes.

**BEDROOM TWO** - 2.54m x 2.74m (8'4" x 9')

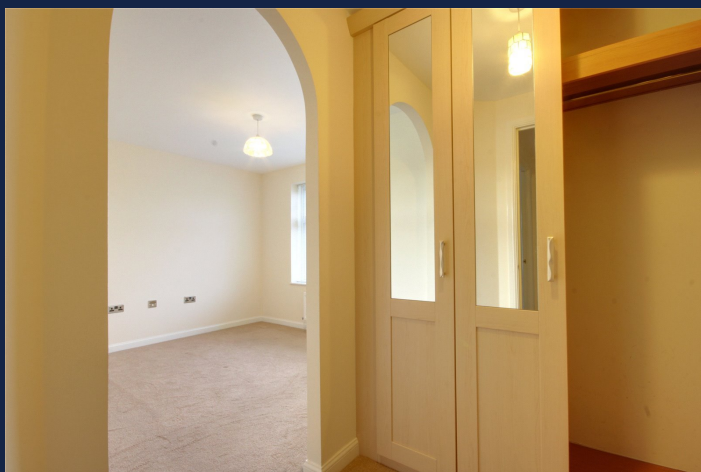
## EXTERNALLY

**PARKING** - Allocated parking space to the front elevation.

**ADDITIONAL INFORMATION** - The property is positioned within this sought-after residential development offering easy access to James Cook Hospital. The property is entered via communal doors with intercom telephone system and the accommodation is located on the first floor with fabulous views over the cricket pitch.

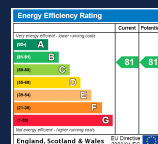
**AGENTS REF:** - KW/LS/YAR140027/300114

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Tel: **01642 649 649** email: [lettings@michaelpoole.co.uk](mailto:lettings@michaelpoole.co.uk)

To apply for this property please email or call Michael Poole using the above details



**TO VIEW:** Contact our Lettings - Middlesbrough office on  
Tel: **01642 649 649**  
Email: [lettings@michaelpoole.co.uk](mailto:lettings@michaelpoole.co.uk)

