

APARTMENT 3, QUEENS, CAMBRIDGE SQUARE, LINTHORPE, MIDDLESBROUGH, TS5 5PG



- ▲ A Fantastic Purchase for Both First Time Buyers & Buy-To-Let Investors
- ▲ Designated Underground Parking

- ▲ Two Bedrooms, Master with En-Suite
- ▲ Green Views of the Square from The Lounge

£109,500

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A fantastic purchase for both first time buyers and buy-to-let investors featuring designated underground parking, master bedroom with en-suite, and green views of the square from the lounge.

GROUND FLOOR

COMMUNAL ENTRANCE

FLAT HALLWAY - 3.96m x 1.75m (13' x 5'9")

With electric radiator.

KITCHEN/DINING ROOM/LOUNGE - 6.2m x 4.62m (20'4" x 15'2")

With wall, drawer, and floor units, roll edge worktop, electric oven, four ring electric hob with stainless steel extractor fan, stainless steel sink with mixer tap, integrated fridge freezer and integrated washing machine. Tiled flooring, electric flame effect fire and electric radiator.

BEDROOM ONE - 4.11m x 2.82m (13'6" x 9'3")

With electric radiator.

EN-SUITE - 1.68m x 2.18m (5'6" x 7'2")

With close coupled WC, vanity wash hand basin, corner shower, electric radiator, tiled walls and floor, spotlights in the ceiling and extractor fan.

BEDROOM TWO - 4.72m x 2.6m (15'6" x 8'6")

With electric radiator.

BATHROOM - 2.97m (9'9") reducing to 1.9m (6'3") x 2.74m (9')

With close coupled WC, pedestal wash hand basin, bath, tiled walls and floor, electric radiator, spotlights in the ceiling and extractor fan.

EXTERNALLY

PARKING - Designated parking space in the underground car park.

TO VIEW: Tel: 01642 254222
64-66 Borough Road, Middlesbrough, TS1 2JH

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AGENTS REF: - TM/LS/MID230294/28072023

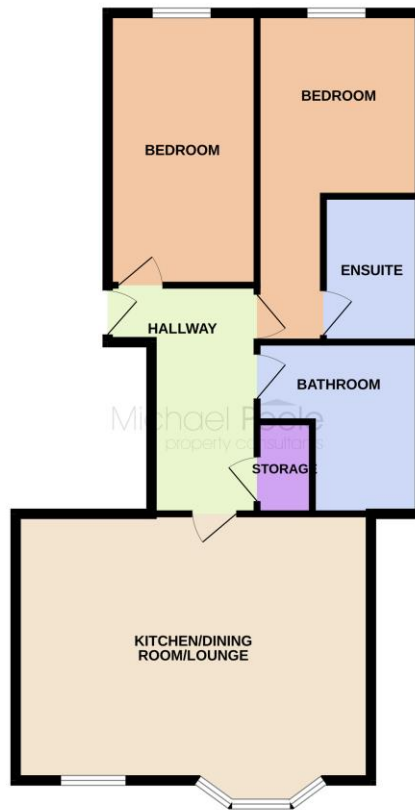
Council Tax Band: D **Tenure:** Leasehold

TO VIEW: Contact our Middlesbrough office on

Tel: **01642 254222**



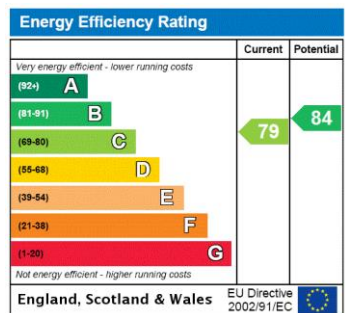
GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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