

# OAKFIELD ROAD, NORTH ORMESBY, MIDDLESBROUGH, TS3 6EL



- ▲ Offered For Sale to Purchase 70% Ownership of This Charming Two Bedroom First Floor Apartment
- ▲ NO ONWARD CHAIN & Minimum Criteria Applicable
- ▲ Situated in This Popular North Ormesby Residential Location
- ▲ Well Placed for Access to Amenities & Transport Links
- ▲ Residents Parking & Spacious, Attractive Communal Gardens

- ▲ Gas Central Heating System, Double Glazing & Security Alarm System
- ▲ Private Entrance & Staircase Access
- ▲ Bright Nicely Presented Double Aspect Lounge with Electric Fire set in A Feature Surround
- ▲ Kitchen Breakfast Room with A Good Range of Fitted Units, Built-In Oven & Hob & Integrated Fridge Freezer
- ▲ Two Bedrooms Both with Fitted Wardrobes & Modern Shower Room with Double Shower Cubicle

**£52,500**

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**GROUND FLOOR**

**ENTRANCE HALL**

With staircase to the first floor.

**FIRST FLOOR**

**LANDING**

**LOUNGE - 4.17m x 3.47m (13'8" x 11'5")**

**KITCHEN BREAKFAST ROOM - 2.88m x 3.34m (9'5" x 10'11")**

**BEDROOM ONE - 3.12m x 3.16m (10'3" x 10'4")**

**BEDROOM TWO - 2.57m x 4.51m (8'5" x 14'10")**

**BATHROOM - 2.85m x 1.56m (9'4" x 5'1")**

**EXTERNALLY**

Externally there is storage cupboard by the front entrance door.

**COMMUNAL PARKING**

**COMMUNAL GARDENS**

Spacious communal, well-kept gardens to the rear elevation.

**AGENTS REF:** - JF/LS/MID230322/19072023

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

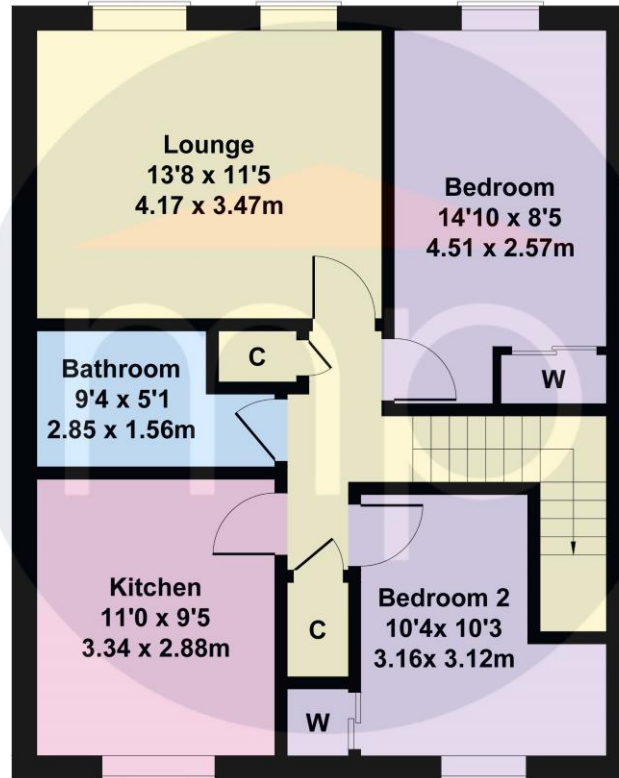
**TO VIEW:** Tel: 01642 254222  
64-66 Borough Road, Middlesbrough, TS1 2JH

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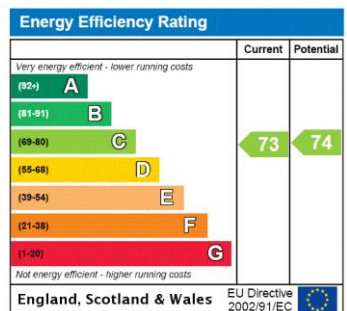
## 4B Oakfield Road

Approximate Gross Internal Area  
646 sq ft - 60 sq m



Not to Scale. Produced by The Plan Portal 2023  
**For Illustrative Purposes Only.**

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 Middlesbrough Office on Tel: **01642 254222**  
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