

AYSGARTH ROAD, LINTHORPE, MIDDLESBROUGH, TS5 5DQ



- ▲ A Comfortable One Bedroom Ground Floor Apartment in Need of a Cosmetic Refresh
- ▲ Really Nicely Situated Within a Friendly, Well Managed Retirement Development
- ▲ Available to Over 55's Only
- ▲ Close Walking Distance to Roman Road Shops

- ▲ £28,000 is for 70% of the Equity Making the Property Very Affordable Too
- ▲ Residents Car Park, Cared for Communal Gardens & Small Sun Terrace
- ▲ Lounge/Diner, Kitchen, Wet Room & Bedroom
- ▲ Unavailable to Buy-To-Let Investors

70% Shared Ownership £28,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Really nicely situated within a small, friendly, and well managed retirement complex, this comfortable ground floor apartment is a straightforward chain free sale and is available to 55's and over only.

It is in need of a little cosmetic enhancement but at £28,000 for a 70% share of the equity, this is a great price and makes it an extremely affordable proposition.

It has a communal entrance hall with an intercom entry system to keep things secure, private hallway, lounge/diner, kitchen, double bedroom, and wet room. The development is surrounded by cared for gardens and there is a private residents car park.

GROUND FLOOR

COMMUNAL ENTRANCE HALL -

ACCOMMODATION - Entrance Hall With night storage heater, storage cupboard and intercom entry system.

LOUNGE - 3.15m x 5.6m (10'4" x 18'4")

With electric flame effect fire, night storage heater and patio door opening to a patio area belonging to the flat.

KITCHEN - 3.5m x 2.06m (11'6" x 6'9")

With woodgrain effect wall, drawer, and floor units, roll edge worktop, stainless steel sink, freestanding electric cooker with four ring hob, splashback tiles, space for washing machine, space for fridge freezer and electric radiator.

BEDROOM ONE - 3.15m x 3.96m (10'4" x 13')

With night storage heater.

WET ROOM - 2.29m x 2.13m (7'6" x 7')

Comprising close coupled WC, pedestal wash hand basin with mixer tap, wet room style shower with Mira electric shower unit, non-slip flooring, white splashback tiles and storage cupboard.

EXTERNALLY

PARKING - Designated parking in the resident parking area.

AGENTS REF: - TM/LS/MID240031/30012024

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

TO VIEW: Contact our Middlesbrough office on

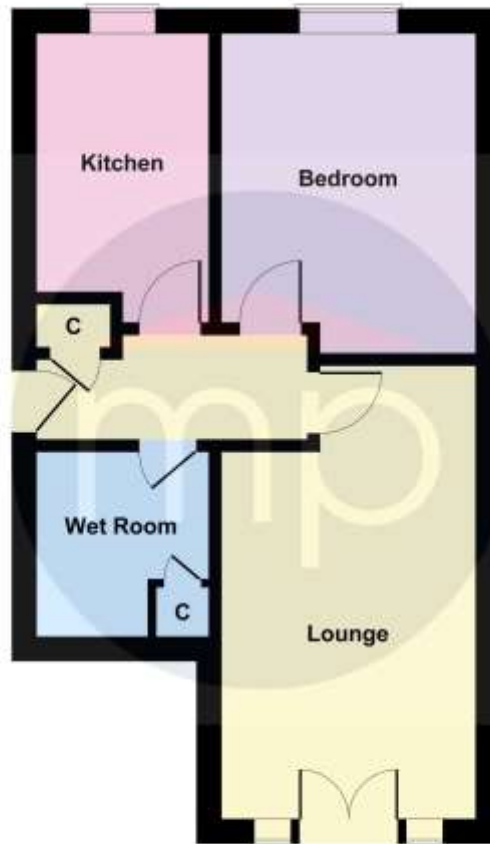
Tel: 01642 254222

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

www.michaelpoole.co.uk

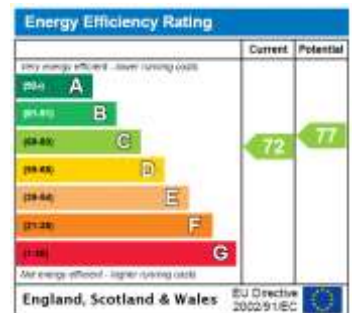


46 Aysgarth Road



Not to Scale. Produced by The Plan Portal 2024
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**
64-66 Borough Road, Middlesbrough, TS1 2JH