

UNDERWOOD COURT, GREEN LANE, ACKLAM, MIDDLESBROUGH, TS5 7SP



- ▲ A Modern, Well Presented & Very Comfortable Apartment
- ▲ Nicely Positioned on the Ground Floor Facing onto Green Lane
- ▲ Two Double Bedrooms & Two Bath/Shower Rooms

- ▲ Cared For Communal Garden, Allocated Car Parking Spaces & Ample Visitors Parking
- ▲ 24ft Open Plan Living/Eat-In Kitchen with Modern Light Oak Style Units
- ▲ Great Location & Within Easy Reach of Good Schooling & Some First Class Amenities

£110,000

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Whether you're in the market for a stylish, well presented, comfortable and economical to run first time starter place of your own or a 'Ready to Rent Straight Out - No Nonsense' investment property, then this modern two bedroom/two bath/shower room apartment could be an ideal purchase.

It's nicely positioned on the ground floor, facing onto Green Lane, and backing onto Middlesbrough Cricket/Rugby Club grounds and has a small terrace leading onto the well-kept communal gardens.

Other nice attractions include resident's car parking with allocated and visitors parking spaces, central heating with a combi boiler, UPVC double glazing and a security intercom system.

Comprising communal reception hall, private entrance hall, 24ft open plan living/eat-in kitchen with modern light oak style kitchen units and French doors, two double bedrooms (the master bedroom has a shower room en-suite) and bathroom with a modern white suite.

Tenure - Leasehold

Council Tax Band C

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

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GROUND FLOOR

COMMUNAL ENTRANCE HALL

With security intercom system.

ACCOMMODATION

PRIVATE ENTRANCE HALL

With radiator, woodgrain effect laminate flooring and built-in storage housing the gas fired combi boiler.

LOUNGE - 5.03m x 3.35m (16'6" x 11')

With two radiators and woodgrain effect laminate flooring. Open plan to ...

KITCHEN - 2.4m x 2.36m (7'10" x 7'9")

With woodgrain wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob, space for under counter fridge and freezer, space for washing machine, one and a half bowl stainless steel sink unit, white splashback tiles, and spotlights in the ceiling.

BEDROOM ONE - 3.8m x 2.8m (12'6" x 9'2")

With radiator.

EN-SUITE

Modern white three-piece suite comprising close coupled WC, pedestal wash hand basin, double shower cubicle with thermostat mixer shower, extractor fan, and radiator.

BEDROOM TWO - 3.68m x 2.64m (12'1" x 8'8")

With radiator.

BATHROOM

Modern white three-piece suite comprising close coupled WC, pedestal wash hand basin, bath with grey splashback tiles, radiator, and extractor fan.

EXTERNALLY

There are well kept and nicely cared for communal gardens around the development and a residents car park with ample visitor's car parking spots.

AGENTS REF: - TM/LS/NUN220849/15042024

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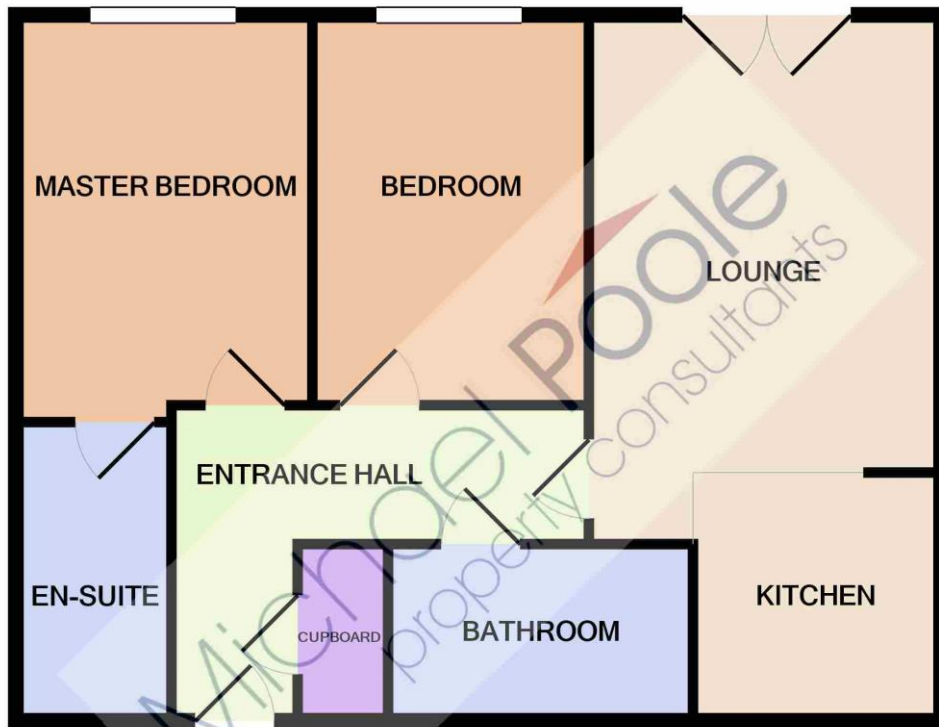
TO VIEW: Contact our Middlesbrough office on

Tel: 01642 254222



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TOTAL APPROX. FLOOR AREA 636 SQ.FT. (59.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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