

**ROSEBERRY MEWS, GUISBOROUGH ROAD, NUNTHORPE,
MIDDLESBROUGH, TS7 0PP**



- ▲ A One Bedroom Ground Floor Retirement Apartment
- ▲ Popular Location Close to Local Amenities & Transport Links
- ▲ Modern Fitted Kitchen with Integrated Appliances
- ▲ Double Bedroom with Built-In Wardrobe & Bedroom Furniture
- ▲ Modern Bathroom
- ▲ Living Room/Diner with French Doors
- ▲ Large Storage Cupboard in Entrance Hall
- ▲ Security Intercom Entry System
- ▲ Communal Lounge, Laundry Room & Gardens
- ▲ No Forward Chain

£65,000

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15 Roseberry Mews is a one bedroom ground floor retirement apartment offered for sale with no forward chain. Internally the accommodation briefly comprises a spacious entrance hall with large storage cupboard, bathroom, double bedroom with built-in wardrobe and bedroom furniture, lounge/diner and fitted kitchen with integrated appliances. Additional features include security intercom entry system, communal lounge and laundry room, guest bedroom facilities and well maintained communal gardens. Offered for sale with no forward chain and viewing appointment is strictly through our Nunthorpe Office.

GROUND FLOOR

ENTRANCE HALL - With large storage cupboard.

BATHROOM - 2.64m x 1.7m (8'8" x 5'7")
Modern suite comprising bath with shower over and screen, low level WC, wash hand basin in vanity style unit, additional storage, and tiled walls.

LOUNGE DINER - 5.6m (18'4") (max) x 4.3m (14'1") (max)
With French doors to the rear elevation and access to the kitchen.

KITCHEN - 2.3m x 2.3m (7'7" x 7'7")
With a modern range of fitted wall and floor units and integrated appliances including a dishwasher, electric hob, electric oven, microwave, fridge, and freezer. Tiled splashback and electric opening window.

BEDROOM - 5.64m (max) x 2.77m (18'6" (max) x 9'1")
18'6" (max) x 9'1"
With bedroom furniture and fitted wardrobes.

ADDITIONAL INFORMATION - The property is entered via an security intercom system and has the benefit of communal facilities including a living area, laundry room, guest facilities and well maintained communal gardens.

AGENTS REF: - DP/LS/NUN230365/21 122023

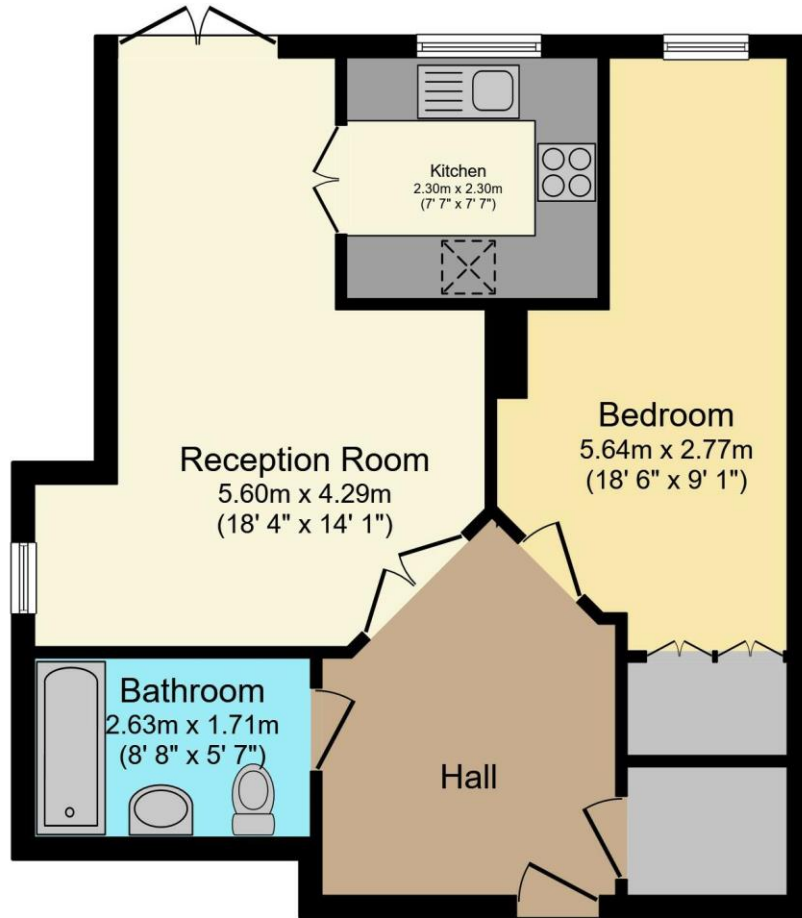
Council Tax Band: B **Tenure:** Leasehold

TO VIEW: Contact our Nunthorpe office on
Tel: 01642 955625

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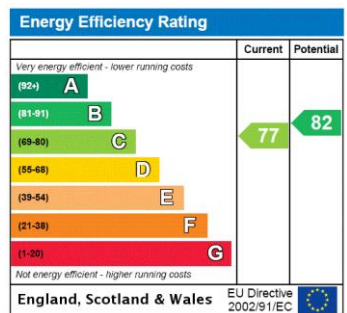




Total floor area 52.3 sq.m. (563 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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