

THE WICKETS, MARTON, MIDDLESBROUGH, TS7 8EL



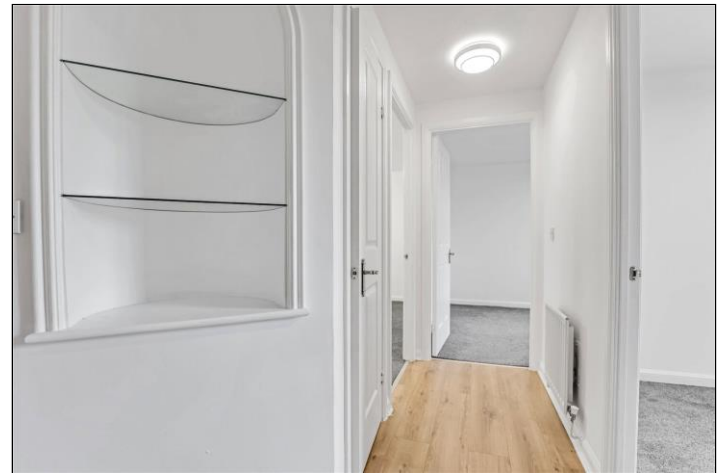
- ▲ A Two Bedroom Ground Floor Apartment of Approximately 578 Sq. Ft of Accommodation
- ▲ Sought After Location
- ▲ Spacious Bay Fronted Living Room
- ▲ Two Bedrooms

- ▲ Modern Shower Room
- ▲ Smart Fitted Kitchen
- ▲ Communal Gardens
- ▲ Allocated Parking
- ▲ Security Intercom Entry System
- ▲ No Forward Chain

£115,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



42 The Wickets is a well presented and spacious two bedroom ground floor apartment located within this popular Marton development and featuring allocated parking and communal gardens. Internally the accommodation briefly comprises security intercom entry system, entrance porch opening to an entrance hall with storage cupboard, lounge, kitchen, shower room and two bedrooms.

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

With storage cupboard.

LOUNGE - 4.57m x 3.38m (15' x 11'1")

With bay window to the front elevation.

KITCHEN - 2.64m x 2.6m (8'8" x 8'6")

With a range of fitted wall and floor units, complementing work surfaces, electric oven, and hob with extractor over, space for fridge and freezer and plumbing for washing machine.

SHOWER ROOM - 2.57m x 1.55m (8'5" x 5'1")

Modern suite comprising double shower cubicle, low level WC, wash hand basin, fully tiled walls and floor and chrome heated towel rail.

BEDROOM ONE - 3.45m x 2.6m (11'4" x 8'6")

BEDROOM TWO - 2.87m x 2.3m (9'5" x 7'7")

EXTERNALLY

COMMUNAL GARDENS & ALLOCATED PARKING

Communal gardens and allocated parking for use of the residents.

AGENTS REF: - DP/LS/NUN230554/29092023

Council Tax Band: C **Tenure:** Leasehold

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**

TO VIEW: Tel: **01642 955625**

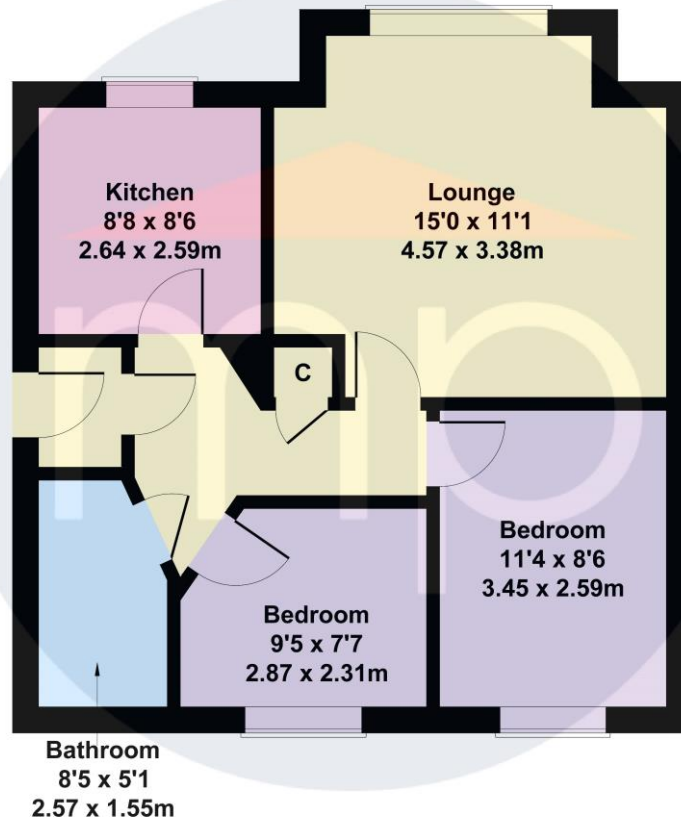
95 Guisborough Road, Nunthorpe, TS7 0JS

www.michaelpoole.co.uk



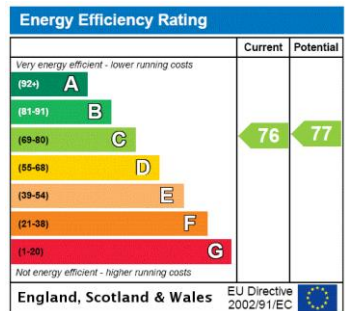
42 The Wickets

Approximate Gross Internal Area
578 sq ft - 54 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 Nunthorpe Office on Tel: **01642 955625**
95 Guisborough Road, Nunthorpe, TS7 0J5