

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



- ▲ Two Bedroom Top Floor Apartment with Lift Access
- ▲ Sought After Location Within the Heart of Nunthorpe
- ▲ Easy Access to Local Amenities & Transport Links
- ▲ Managed Development with Communal Lounge, Laundry Room, Gardens & Guest Suite
- ▲ Security Intercom Entry System
- ▲ Two Spacious Bedrooms, Master with En-Suite Shower Room
- ▲ Open Plan Lounge Diner
- ▲ Smart Fitted Kitchen with Integrated Appliances
- ▲ Modern Bathroom
- ▲ No Forward Chain

Offers Over £85,000

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49 Roseberry Mews is a two bedroom top floor retirement apartment located within this modern development within the heart of Nunthorpe offering easy access to local amenities and transport links. The development includes a communal lounge, laundry room, guest suite, gardens, lift access and is entered via a security intercom entry system. The apartment features a spacious hallway with large storage cupboard, modern bathroom, open plan lounge diner, fitted kitchen and two bedrooms, master with an en-suite shower room. Offered for sale with no forward chain, please call our Nunthorpe Office to arrange your viewing appointment.

ACCOMMODATION

ENTRANCE HALL

With large storage cupboard.

LOUNGE DINER - 5.6m (max) x 3.33m (18'4" (max) x 10'11")

With Juliet style balcony to the rear elevation and double doors open to the kitchen.

KITCHEN - 2.34m x 2.2m (7'8" x 7'3")

With a modern range of fitted wall and floor units and integrated appliances.

BATHROOM - 2.62m x 1.52m (8'7" x 5')

Modern suite comprising P' shaped bath with shower over, low level WC, wash hand basin set in vanity style unit with side storage, part tiled walls, and heated towel rail.

BEDROOM ONE - 5.23m x 2.64m (17'2" x 8'8")

With a range of bedroom furniture including dressing table, drawers, and wardrobes.

EN-SUITE SHOWER ROOM

Modern suite comprising shower cubicle, low level WC, wash hand basin set in vanity style unit, part tiled walls and heated towel rail.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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Roseberry Mews is a modern development located within the heart of Nunthorpe and offers easy access to local shops and transport links. There are communal areas including a lounge, laundry room and gardens. There is also an onsite warden and visitor's suite. The property is subject to management charges.

AGENTS REF: - DP/LS/NUN230769/10112023

Council Tax Band: D **Tenure:** Leasehold

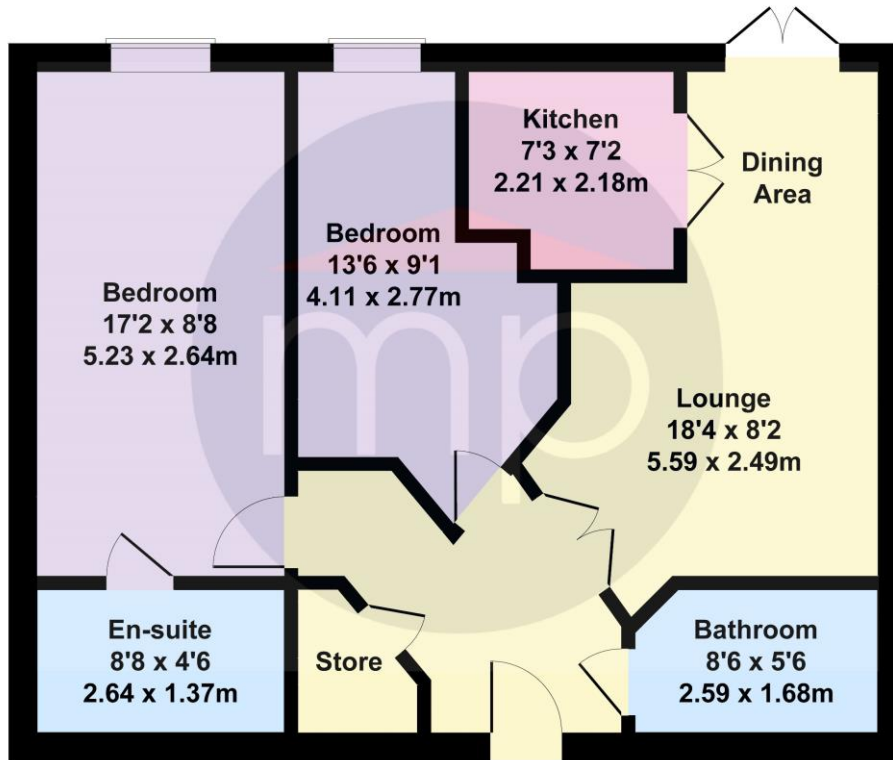
TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**



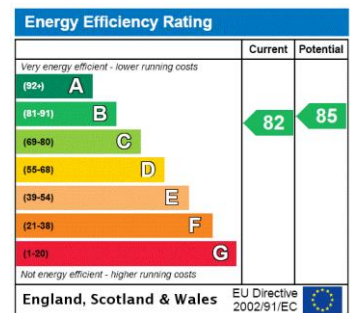
Roseberry Mews

Approximate Gross Internal Area
683 sq ft - 64 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.



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