

**FOR SALE**



## **The Ladle, Ladgate Lane**

**2 Bedrooms, 2 Bathroom, Ground Floor Flat**

**Asking Price Of £104,950**



**The Ladle, Ladgate Lane**  
**2 Bedrooms, 2 Bathroom**  
**Asking Price Of £104,950**

FULL DESCRIPTION Martin & Co Guisborough is excited to offer for sale this executive two bedroom ground floor apartment situated in the sought after development at The Ladle, Middlesbrough.

Beautifully positioned opposite to Stewart's Park, with quick access to local amenities, public transport routes, a short walk from James Cook University Hospital and easy access routes to Teesside University. Another selling point is the quick and easy access to main routes such as the A19, A174 and A66.

- Executive Apartment
- Ground Floor
- Two Bedrooms
- Ensuite
- Family Bathroom

Briefly comprising of: Hallway, Lounge, Kitchen Diner, Family bathroom, Double bedroom with Ensuite and a second double bedroom. Externally the property benefits from an intercom system which provides excellent security for all residents. The car park has one car parking space allocated, however there are plenty of additional spaces for guests.

**INTERNALLY**

**HALLWAY** Entrance door, central heating radiator, tiled flooring and two storage cupboards with one housing hot water cylinder.

**LOUNGE** 17' 3" x 11' 9" (5.26m x 3.58m) To side aspect. Spacious lounge with laminate flooring, central heating radiator and two uPVC windows and double doors leading to kitchen diner.

**KITCHEN/DINER** 14' 2" x 9' 9" (4.32m x 2.97m) To side aspect. Range of wall, base and drawer units with wood effect fascias, stainless steel inset sink unit, mixer tap, laminate splash backs, laminate work surfaces, gas hob, gas oven, extractor hood, integrated fridge / freezer, space for dishwasher, plumbing for washing machine, concealed Ideal gas central heating boiler, vinyl flooring, inset lighting, double paneled central





heating radiator and two uPVC windows.

EXTERNALLY

**BATHROOM** Fully tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin with mono tap, paneled bath with mono tap, extractor, inset lighting, tiled flooring and central heating radiator.

**PARKING** One allocated parking bay plus non allocated visitors' bays.

**BEDROOM** 10' 11" x 10' 7" (3.33m x 3.23m) To side aspect. Central heating radiator, carpet flooring and uPVC window.

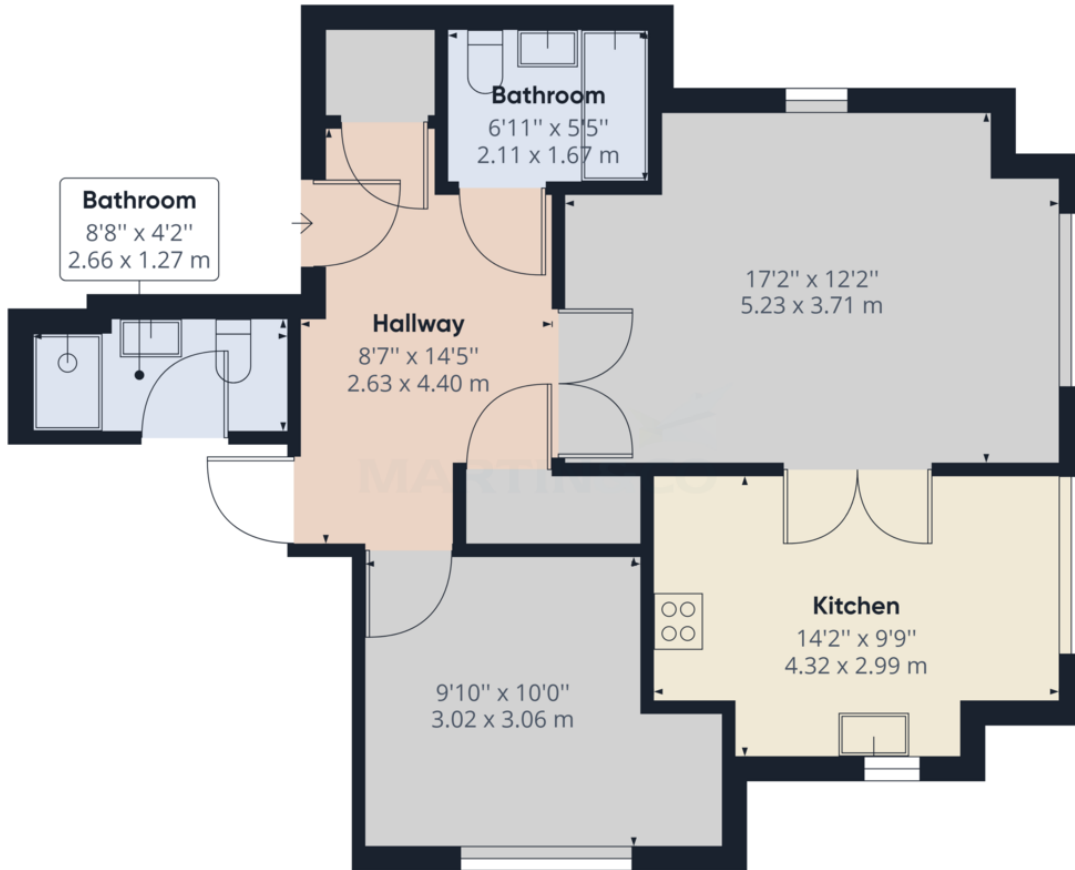
**ENSUITE** 9' 3" x 5' 4" (2.82m x 1.63m) Fully tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin with mono tap, glazed shower cubical with shower over, extractor, tiled flooring and central heating radiator.

**BEDROOM** 9' 10" x 10' 10" (3m x 3.3m) To side aspect. Central heating radiator, carpet flooring and uPVC window.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		





**Approximate total area<sup>(1)</sup>**  
652.20 ft<sup>2</sup>  
60.59 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Martin & Co Guisborough

83 Westgate • Guisborough • TS14 6AF

T: 01287 631254 • E: [Guisborough@martinco.com](mailto:Guisborough@martinco.com) <http://www.martinco.com>

# 01287 631254

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.