



**Cornfield Road, Middlesbrough TS5 5QJ**

**welcome to**

## **Cornfield Road, Middlesbrough**

This spacious two-bedroom ground floor apartment combines generous living space with charming original features throughout, offering a perfect blend of character and modern convenience.

### **Communal Hallway**

Enter through stained glass door into communal hallway, wooden single glazed door leading into apartment.

### **Hallway**

Radiator, part tiled floor, wooden single glazed door leading to rear garden with led inserts, work surfaces, storage cupboards.

### **Lounge**

17' 7" into bay x 16' 8" into recess ( 5.36m into bay x 5.08m into recess )

Single glazed timber bay sash window to front, radiator, TV point, telephone point, picture rails throughout.

### **Kitchen**

14' 3" into bay x 14' 6" ( 4.34m into bay x 4.42m )

Range of base and wall units with complementary work surfaces, recess for cooker, separate island, single glazed timber sash bay window to front, coved cornicing, integral fridge/freezer, shutters to windows, spotlights to ceiling, radiator.

### **Bedroom 1**

12' 6" x 12' 1" excl recess ( 3.81m x 3.68m excl recess )

Timber single glazed sash windows to rear, radiator, period style fireplace, fitted wardrobes.

### **Bedroom 2**

10' 3" x 10' 10" ( 3.12m x 3.30m )

Single glazed timber sash windows to rear, period style fireplace, radiator.

### **Bathroom**

Bath with mixer tap, toilet, wash hand basin, wall mounted shower with rainfall style shower head, UPVC double glazed window to rear, part tiled wall, heated towel rail.

### **Externally Front Garden**

Communal parking.

### **Rear Garden**

Easy maintainable communal garden.





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welcome to

## Cornfield Road, Middlesbrough

- GROUND FLOOR APARTMENT
- IDEAL FOR FIRST TIME BUYERS & DOWNSIZERS
- MODERN FITTED KITCHEN
- TWO WELL-PROPORTIONED BEDROOMS
- COMMUNAL PARKING

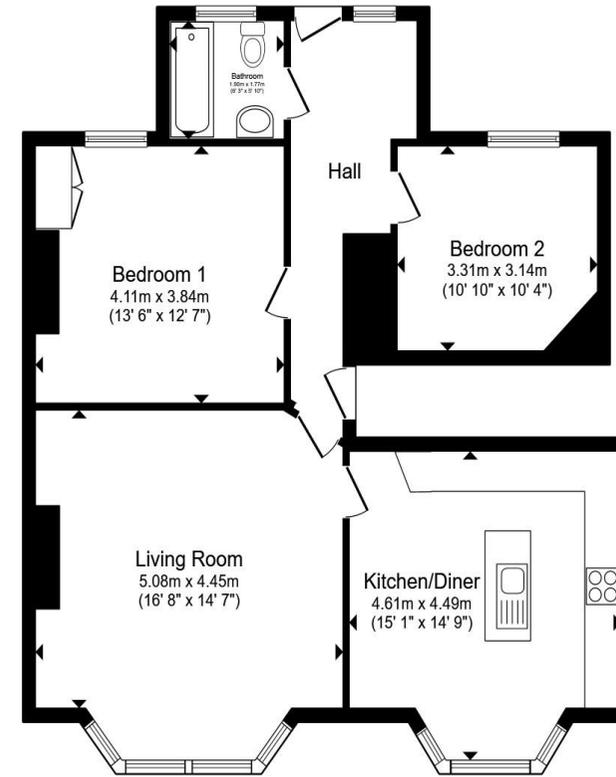
Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 633.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Nov 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £140,000



Total floor area 84.4 m<sup>2</sup> (909 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). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
MAR111873 - 0002

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