



**Maddren Way
Middlesbrough
North Yorkshire
TS5**

Offers in Excess of £60,000

bettermove

Maddren Way

Middlesbrough

Bettermove are proud to present this 1 bedroom first floor end apartment in Middlesbrough, available with no forward chain.

This property is currently tenanted, and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, electric heating throughout, complete with a new boiler, and one parking space available.

The council tax band is A.

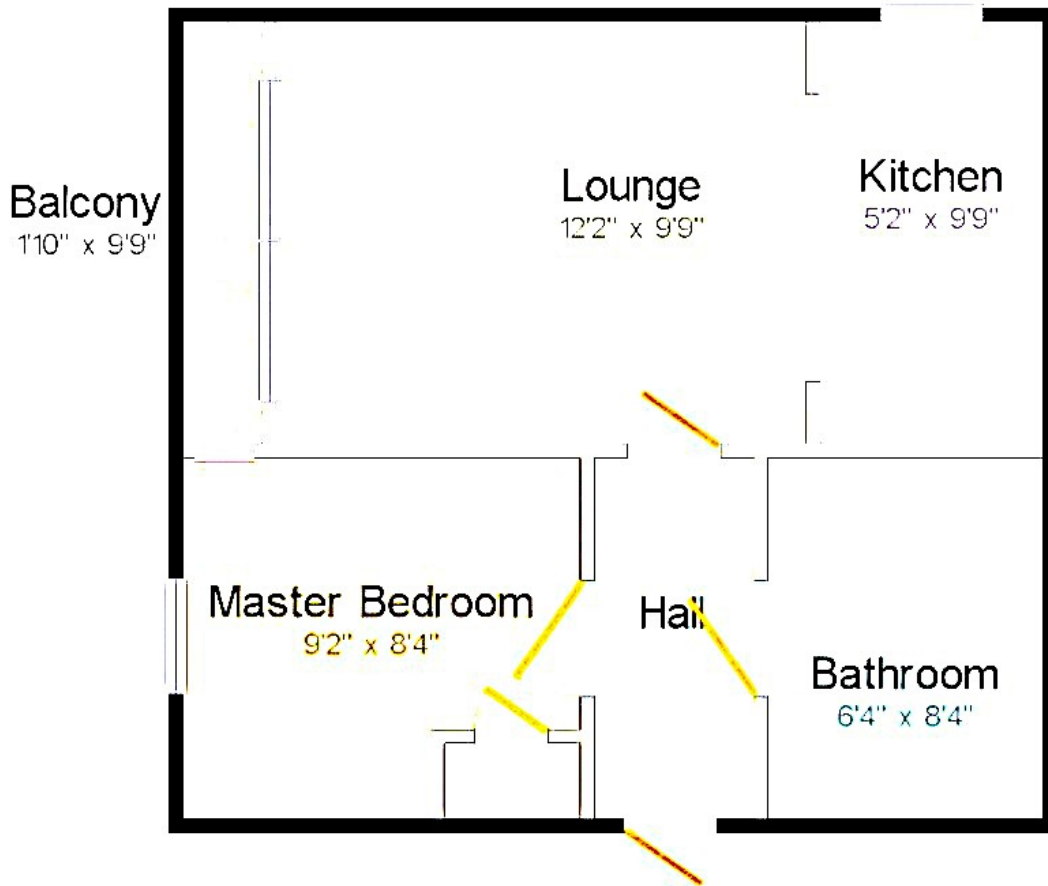
This is a leasehold property with 132 years remaining on the lease; the service charge is approximately £958.00, every 6 months.

The interior of this well presented, first floor property comprises a spacious living room, fitted kitchen, with integrated appliances, including a fridge, freezer, washing machine, and oven and hob, with one double bedroom, and family bathroom. The property further benefits from a private balcony, perfect for enjoying the summer months. Positioned to the rear of the building, the property enjoys a more pleasant outlook away from the car park, while the first-floor and end apartment setting provide added privacy and a quieter living environment.

Located in the popular town of Middlesbrough, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs, and is also conveniently located close to the university. Excellent transport links can be found from Middlesbrough Train Station, a variety of local bus routes, and quick access to the A19.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove!





Ground Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	76	82
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	72	72
England, Scotland & Wales EU Directive 2002/91/EC 		

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