

#### CHAIN FREE - IDEAL INVESTMENT OR FIRST PURCHASE

Close to local amenities and main commuter routes, This one bedroom first floor apartment, comes with viewing recommended. The property offers, an open plan lounge/kitchen, double bedroom and family bathroom. . Externally this house consists of communal parking.

**Melton Walk, Hemlington, Middlesbrough, TS8 9NB**

**1 Bed - Flat**

**Offers In Excess Of £50,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Leasehold**

# Melton Walk, Middlesbrough, TS8 9NB

ENTRANCE

HALLWAY

OPEN PLAN LOUNGE / KITCHEN  
25'9 x 10'2 (7.62m'2.74m x 3.05m'0.61m)

BEDROOM  
14'3 x 9'1 (4.27m'0.91m x 2.74m'0.30m )

FAMILY BATHROOM

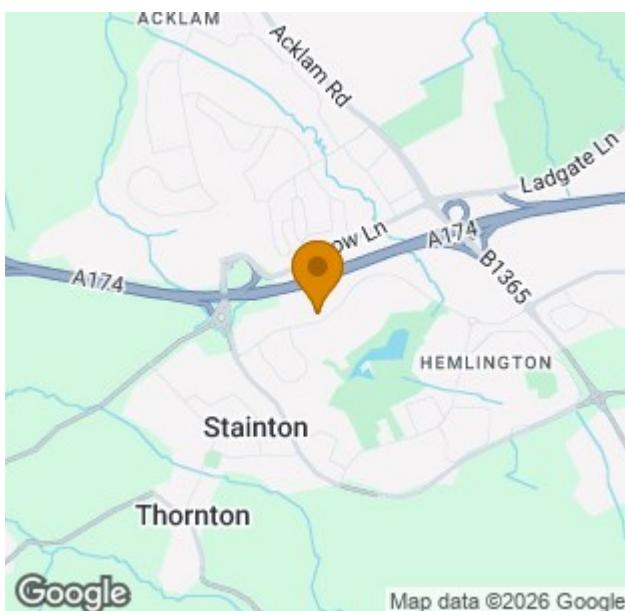


## Melton Walk

Approximate Gross Internal Area  
536 sq ft - 50 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX  
01642 313666  
middlesbrough@smith-and-friends.co.uk  
www.smith-and-friends.co.uk

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