



ROBINSONS TEES VALLEY are delighted to offer to the market this one bedroom GROUND FLOOR apartment which is the perfect investment opportunity or first time buy offered with NO CHAIN INVOLVED. The floorplan briefly comprises; entrance hallway, a fitted kitchen, good sized master bedroom, generous living area and a bathroom/WC fitted with a modern three piece suite. The property benefits from electric heating system, excellent storage internally, deceptively spacious living accommodation throughout and is located in a peaceful cul-de-sac with ample shared car parking spaces and well kept communal gardens with mature shrubs and trees. The property is situated within walking distance to James Cook University Hospital, Stewarts Park and Middlesbrough Sports Village. Viewings come highly recommended to fully appreciate.

**Coris Close, Middlesbrough, TS7 8SR**

**1 Bedroom - Flat**

**Offers In The Region Of £70,000**

**EPC Rating: E**

**Tenure: Leasehold**

**Council Tax Band: A**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

## Coris Close, Middlesbrough, TS7 8SR

### Entrance Hallway

Two large walk in cupboards and two additional smaller cupboards.

### Kitchen

**8'11" x 9'4" (2.74m x 2.86m )**

Fitted with a range of base and wall units incorporating stainless steel sink and drainer unit, integrated single oven with electric hob and extractor above, space for a washing machine, uPVC double glazed window to the front aspect.

### Lounge

**9'2" x 16'8" (2.81m x 5.10m)**

uPVC double glazed window to the rear aspect and wall mounted flicker flame electric fire.

### Master Bedroom

**11'3" x 8'7" (3.45m x 2.64m )**

uPVC double glazed window to the rear aspect.

### Bathroom/WC

**5'11" x 8'0" (1.81m x 2.46m )**

Fitted with a three piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, chrome towel rail, uPVC double glazed window to the front aspect.

### Externally

Externally there are well kept communal gardens and car parking spaces.



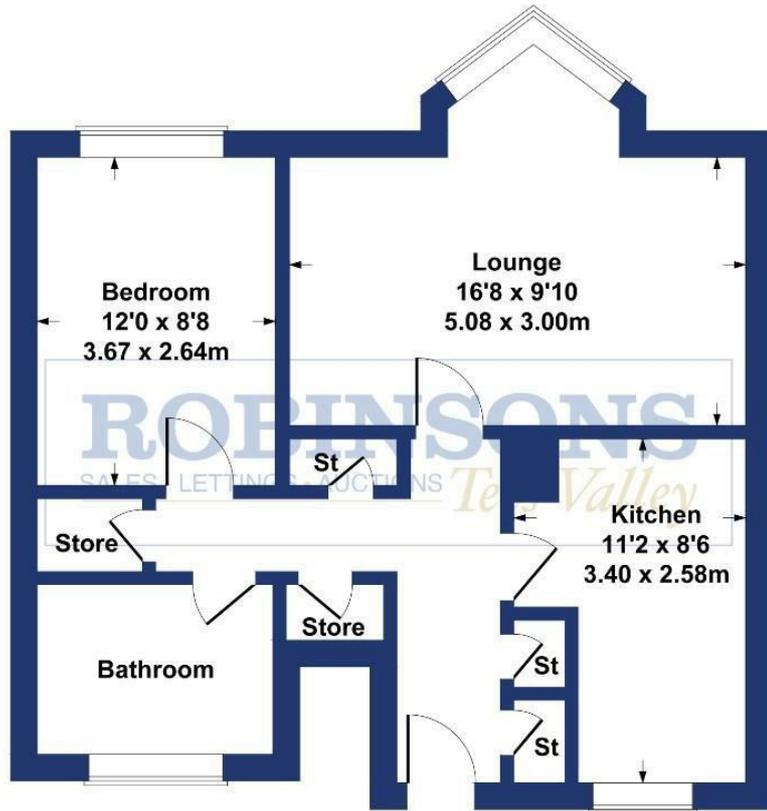
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating

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# Coris Close

Approximate Gross Internal Area  
560 sq ft - 52 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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