









welcome to

Dorman Gardens, Middlesbrough

A ground floor two bedroom apartment situated in Dorman Gardens. Externally this apartment has a security intercom system with both allocated and visitor parking.

Entrance Hall

UPVC double glazed door into hallway, radiator.

Lounge

17' 4" x 12' 8" (5.28m x 3.86m) UPVC double glazed bay window to front, radiator, TV point, telephone point.

Kitchen

9' 11" x 8' 6" (3.02m x 2.59m) UPVC double glazed window to rear, integral electric oven, four ring gas hob, splashback, stainless steel extractor fan, 1 1/2 bowl sink with draining board and mixer tap, recess for fridge freezer.

Bedroom 1

10' 10" x 11' 4" (3.30m x 3.45m)
UPVC double glazed window to front, electric storage heater.

En-Suite

single shower cubicle with wall mounted shower, wash hand basin with mixer tap, WC.

Bedroom 2

10' \times 9' 3" ($3.05m \times 2.82m$) UPVC double glazed window to rear, electric storage heater.

Family Bathroom

Wash hand basin with mixer tap, WC, bath with mixer tap and hand held shower unit, part tiled walls, UVC double glazed window to rear.

Externally

Parking

Allocated parking space, Visitor parking.













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Dorman Gardens, Middlesbrough

- GROUND FLOOR
- OPEN PLAN LOUNGE/KITCHEN
- TWO DOUBLE BEDROOMS
- EN SUITE
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 500.00

Ground Rent: 500.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£90,000



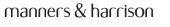
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: MAR110581 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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