



**\*\*\* DECEPTIVELY SPACIOUS \*\*\* PERFECT LINTHORPE LOCATION CLOSE TO LOCAL AMENITIES \*\*\***

A well presented ground floor apartment which can be accessed via the communal entrance door. The apartment is a generous size and has been neutrally decorated and looked after by the current owner, which is perfect for anyone who is looking to move straight in. The living accommodation briefly comprises; entrance hallway, lounge area giving plenty of natural light, kitchen fitted with a range of base and wall units, fitted oven with hob above, stainless steel sink and space for a washing machine/fridge freezer, bathroom/WC and the master bedroom.

Externally to the front of the property is an off street allocated parking space with plenty of visitor parking to the side. To the rear is a beautiful communal garden mainly laid to lawn.

Please note the property is of leasehold tenure and has a management company. For further details please contact Smith & Friends on 01642 313666.

**The Crescent, Middlesbrough, TS5 6SH**

**1 Bedroom - Apartment**

**£85,000**

**EPC Rating: D**

**Tenure: Leasehold**

**Council Tax Band: A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

**The Crescent, Middlesbrough, TS5 6SH**



**[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)**

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Airdale House, The Crescent  
Approximate Gross Internal Area  
635 sq ft - 59 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. 2021

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. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

