



SMITH & FRIENDS offer to the market this two bedroom ground floor apartment located in Linthorpe and within walking distance to Linthorpe Village and local amenities. The apartment is to be sold with NO CHAIN INVOLVED and would appeal to a variety of buyers. The living accommodation comprises of; two double bedrooms, an open plan kitchen/living area and a bathroom fitted with a white three piece suite. Externally there is one designated car parking space and several visitor parking.

**Dorman Gardens, Middlesbrough, TS5 5DS**  
**2 Bed - Apartment**  
**£67,500**  
**EPC Rating: C**  
**Council Tax Band: C**  
**Tenure: Leasehold**

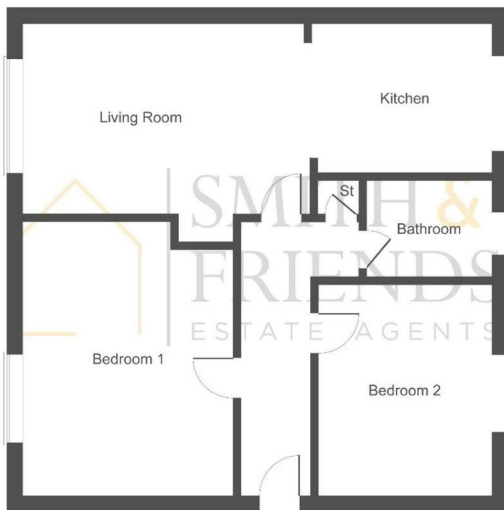


**SMITH &**  
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ESTATE AGENTS

# Dorman Gardens, Middlesbrough, TS5 5DS



## Dorman Gardens



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 78                      | 81        |
| (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 |           |

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