



SMITH & FRIENDS are delighted to offer to the market this well presented two double bedroom first floor apartment offered with no chain INVOLVED. The property is located within easy reach to local Linthopre amenities and would appeal to a variety of buyers. The spacious living accommodation briefly comprises; entrance hall, open plan living/ dining space/ fully equipped kitchen area, two double bedrooms (the master bedroom benefitting from an en suite shower room) and separate master shower room. Externally the apartment has communal entry via telecom system, one designated parking space and visitor parking spaces. Viewings come highly recommended to fully appreciate.

Dorman Gardens, Middlesbrough, TS5 5DS

2 Bed - Apartment

Offers Over £85,000

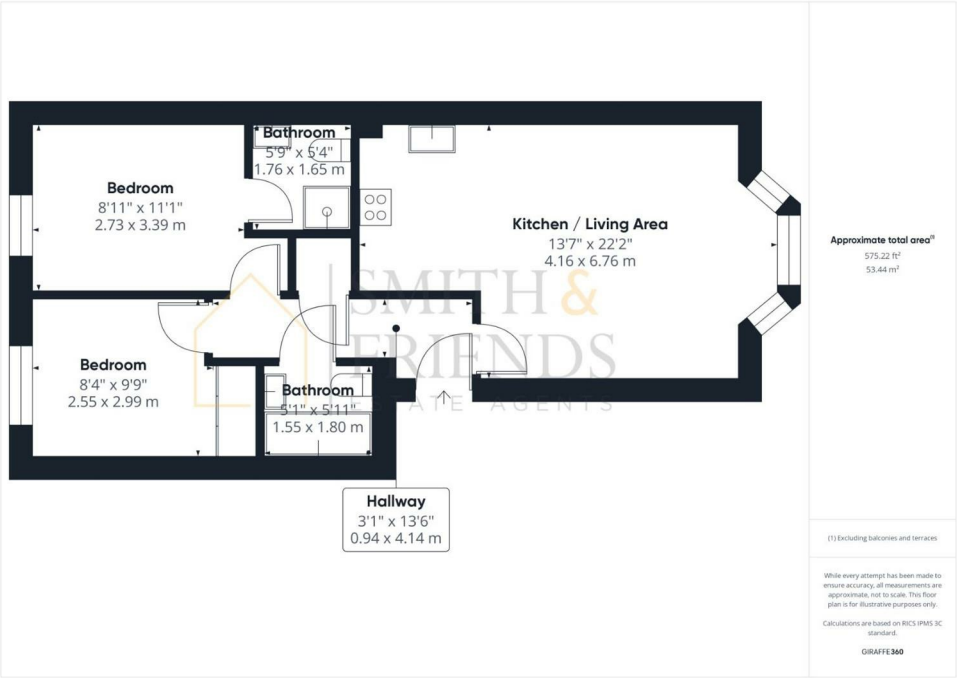
EPC Rating: B

Council Tax Band: C

Tenure: Leasehold



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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. 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		81	85
		EU Directive 2002/91/EC	

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