



SMITH & FRIENDS are delighted to offer to the market this two bedroom first floor apartment situated within a popular location offered with the benefit of NO CHAIN INVOLVED. The living accommodation briefly comprises; lounge, fitted kitchen and two bedrooms accompanied by a family bathroom. Externally the property has the benefit of communal car parking to the rear. Viewings come highly recommended to fully appreciate.

Please note the property will be sold as seen.

Samaria Gardens, Middlesbrough, TS5 8DF

2 Bed - Flat

£65,000

EPC Rating: C

Council Tax Band: A

Tenure: Leasehold

 **SMITH & FRIENDS**
ESTATE AGENTS

Samaria Gardens, Middlesbrough, TS5 8DF



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	73	76
(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		