



This upper floor flat with its own balcony is has come to the market with no forward chain and vacant possession. The apartment is spacious throughout and has the benefit of having its own entrance. Comprising of a fitted kitchen, open plan lounge/dining room, bathroom and two double bedrooms. The communal gardens are well maintained and there is street parking adjacent to the apartments. The location is excellent being walking distant to Linthorpe Village. Shops, bus routes and local amenities are close by.

Oriel Close, Middlesbrough, TS5 5NJ

2 Bed - Flat

£70,000

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



Oriel Close, Middlesbrough, TS5 5NJ

Entrance Hallway

Front entrance door, carpet flooring and stairs to upper.

Kitchen

Double glazed window, wall and base units.

Bathroom

12'08 x 5'10 (3.86m x 1.78m)

Double glazed window, storage cupboard, bath, w/c and wash hand basin

Lounge/Diner

23'07 x 9'11 (7.19m x 3.02m)

double glazed windows, double glazed door for access to balcony, carpet flooring, fire and surround.

Bedroom

14;09 x 13'01 (4.27m;2.74m x 3.99m)

Fitted robes, carpet flooring and double glazed window

Bedroom

13'04 10'09 (4.06m 3.28m)

Double glazed window and carpet flooring.



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	74	79
EU Directive 2002/91/EC		

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