



Dorman Gardens, Linthorpe, Middlesbrough, TS5 5DS

This property is ideal for an investor wanting to add to their portfolio. Located on the second floor, this apartment offers two double bedrooms, with the master bedroom benefiting from its own en-suite. The property features a bright open plan living and kitchen area with oven, hob and extractor, perfect for relaxing or entertaining, along with a family bathroom.

Further benefits include a secure intercom entry system, allocated parking, visitor parking, double glazing, and electric heating throughout. This apartment is ideal for investors, with tenants already in situ paying £600 per calendar month, making it a ready investment opportunity.

Perfectly positioned close to local amenities, Linthorpe Village, Middlesbrough town centre, major commuting routes, and a main bus route, this property offers both comfort and convenience.

Offers Over £80,000



HALLWAY

Carpeted with Storage cupboard housing storage heater tank. Electric storage radiator. Mirror and tripswitch board to wall.

LOUNGE

11'4" x 14'8" (3.45 x 4.47)

Carpeted with uPVC double glazed window with blinds. Mirror and electric storage heater. Two large sofa's with wall mounted LG flat screen tv and coffee table.

KITCHEN

8'6" x 10'0" (2.59 x 3.05)

Fitted with a range of modern wood effect base and wall units with black work tops. stainless steel 1 & 1/2 bowl sink unit with mixer tap. Tiled splash backs and wood effect vinyl. uPVC double glazed window with blinds. Integrated electric oven and hob with extractor hood. Fully equipped with all the essentials including washing machine, fridge freezer, pots, pans, cutlery and dining table with two chairs.

BEDROOM ONE

11'0" x 8'5" (3.35 x 2.57)

Carpeted with uPVC double glazed window, fitted blinds and electric storage heater. Double bed with mattress, pine chest of drawers and flat screen TV.

ENSUITE

3'10" x 7'8" (1.17 x 2.34)

Fitted with a white suite comprising pedestal wash hand basin and low level WC. Double shower enclosure with mixer bar power shower. Mirror fitted to wall, creda wall heater fan and extractor fan.

BEDROOM TWO

9'3" x 10'0" (2.82 x 3.05)

Carpeted with uPVC double glazed window and fitted blinds. Electric storage heater. Double bed with mattress, pine chest of drawers and flat screen TV.

BATHROOM

6'10" x 5'10" (2.08 x 1.78)

Fitted with a white suite comprising, pedestal wash hand basin, low level WC, bath with shower attachments to mixer tap. Electric storage heater and mirror fitted to wall. Tiled splash backs and wood effect vinyl. uPVC double glazed window with fitted blinds.

Externally

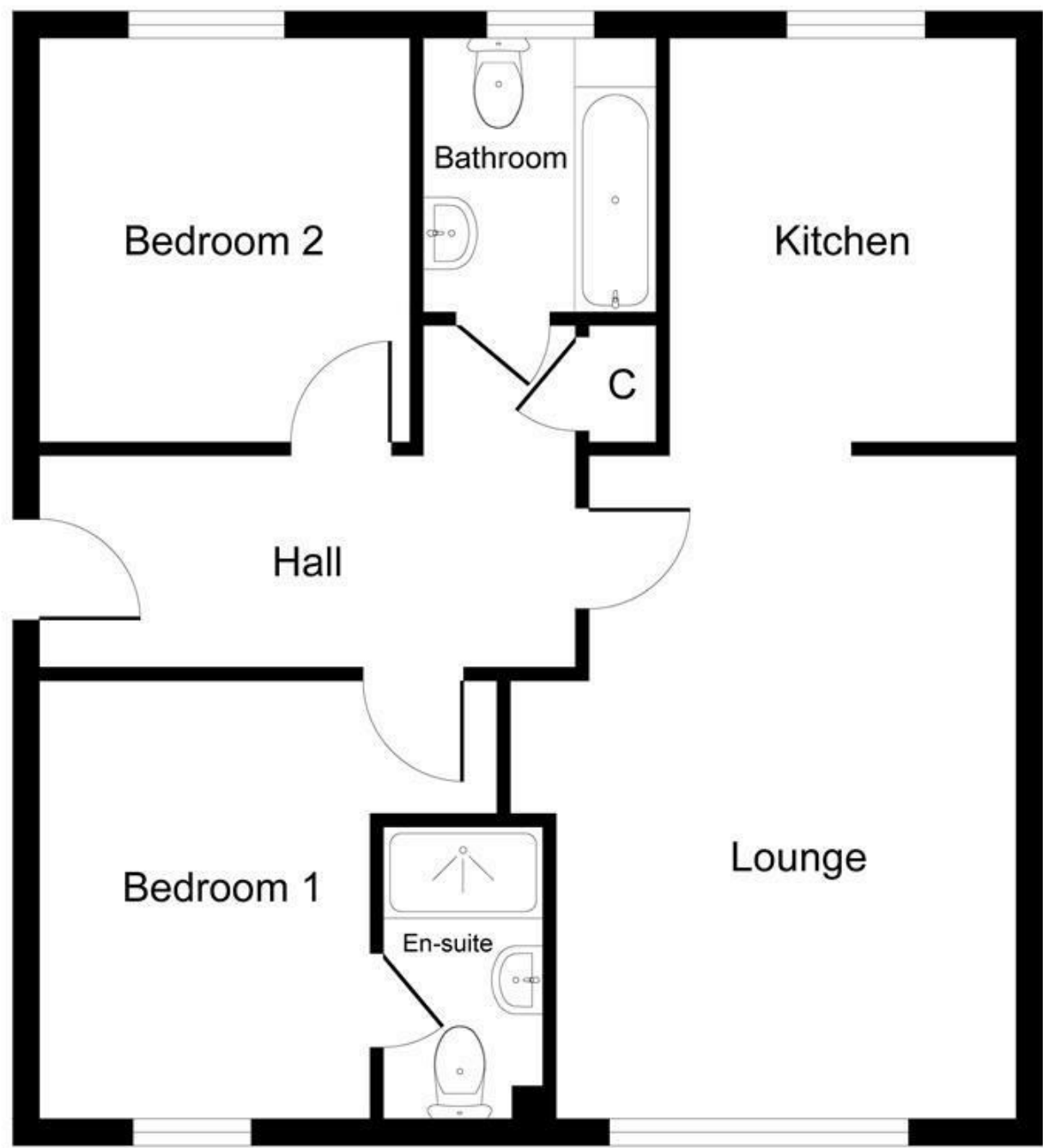
Well maintained communal hall and stairs. Communal bin storage. Allocated parking and additional visitor parking.

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

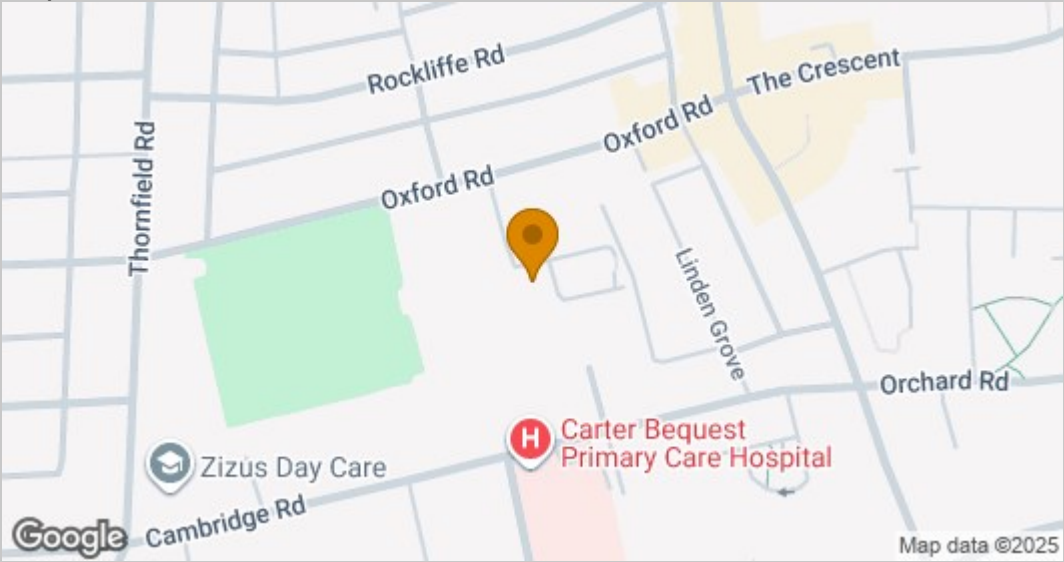


Floor Plan

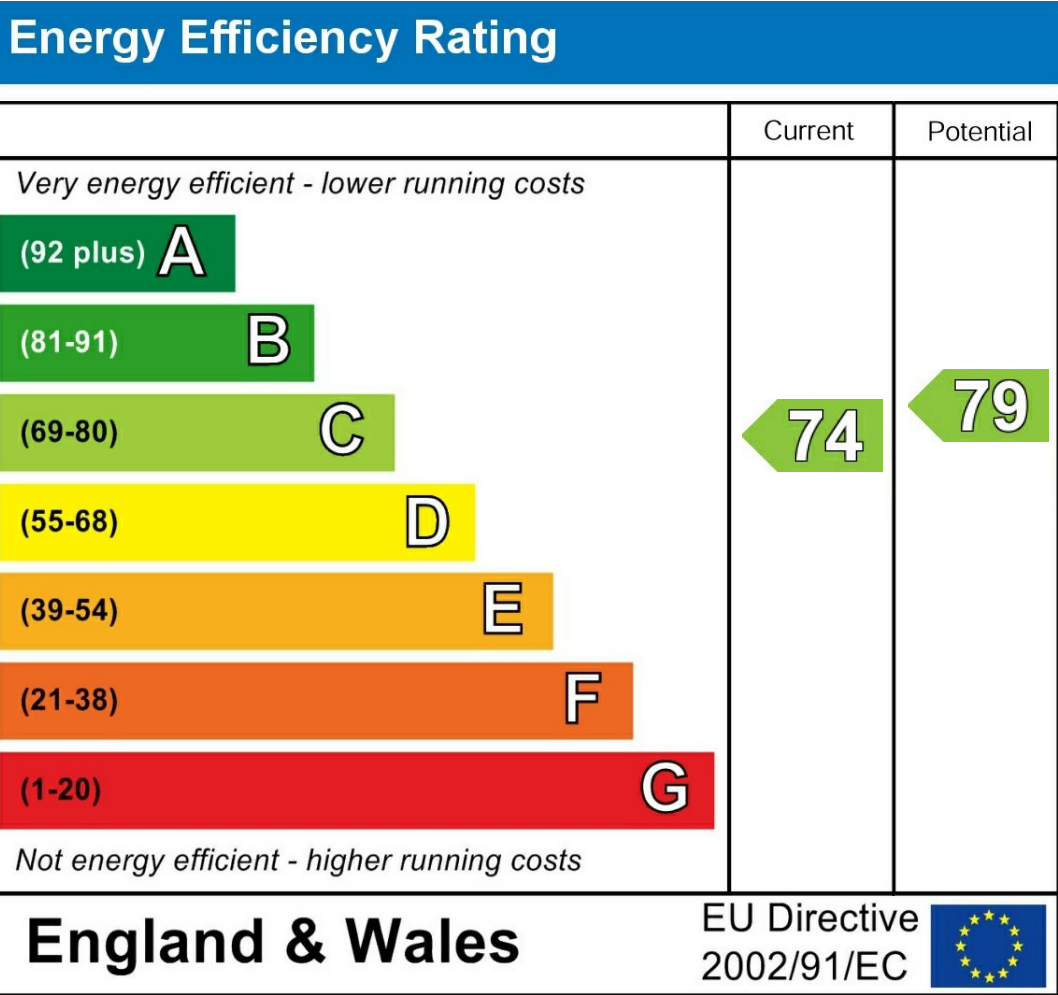


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Map



EPC graph



VIEWING
Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.