







SMITH AND FRIENDS are delighted to offer this immaculately presented and deceptively spacious second floor apartment located in the popular Linthorpe area within close proximity to local amenities including shops, well regarded schools, and transport links. The neutrally decorated living accommodation briefly comprises; lengthy entrance hallway, two double bedrooms (the master benefitting from an en-suite shower room), family bathroom/WC fitted with a white three piece suite, good size open plan lounge and a modern fitted kitchen which includes washer/dryer, fridge freezer, hob with extractor and oven. There is electric heaters throughout the apartment. Externally there is one designated parking space and ample visitor parking. VIEWINGS ARE HIGHLY RECOMMENDED TO FULLY APPRECIATE THE INTERNAL SPACE AND CONDITION.

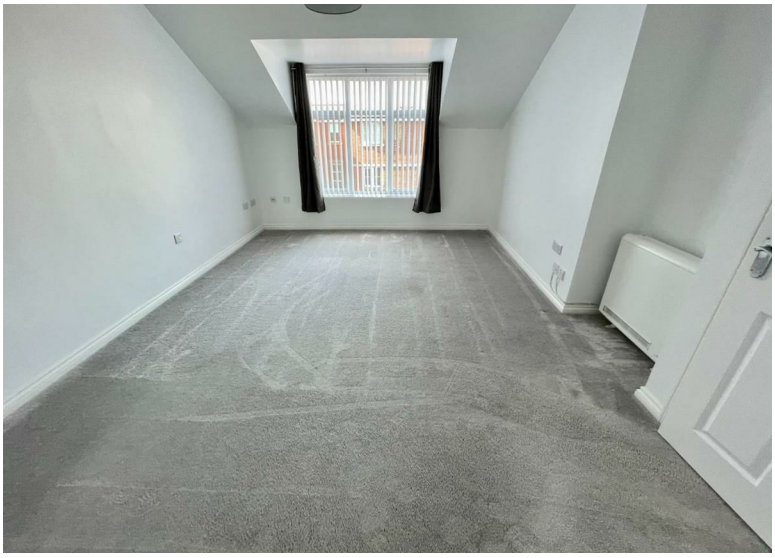
COUNCIL TAX BAND C
DEPOSIT £865.38

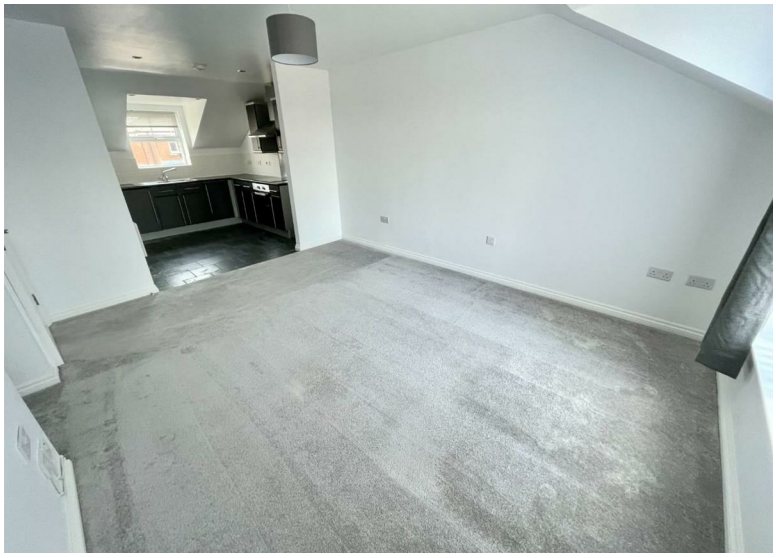
Tenant required earnings -£22,500 If required, Guarantor earnings-£26,640
(May be subject to a holding fee - see website for details)

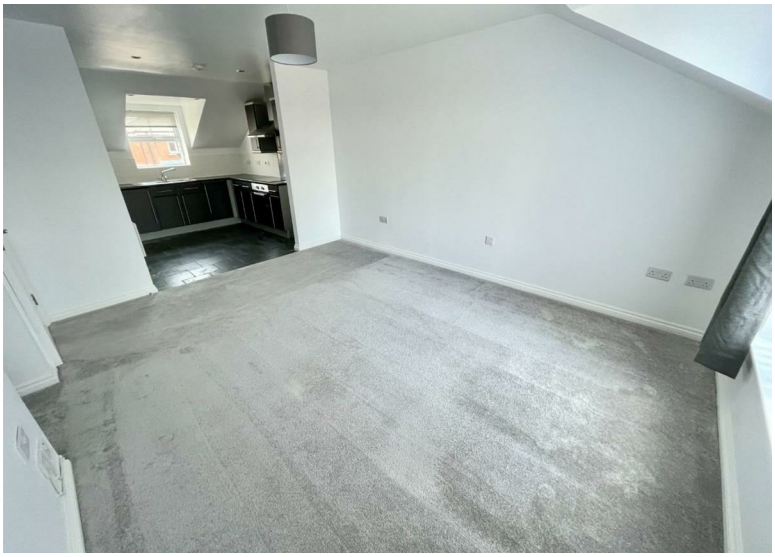
Dorman Gardens, Middlesbrough, TS5 5DS
2 Bedroom - Apartment
£750 PCM
EPC Rating: D
TENURE:
COUNCIL TAX BAND: C

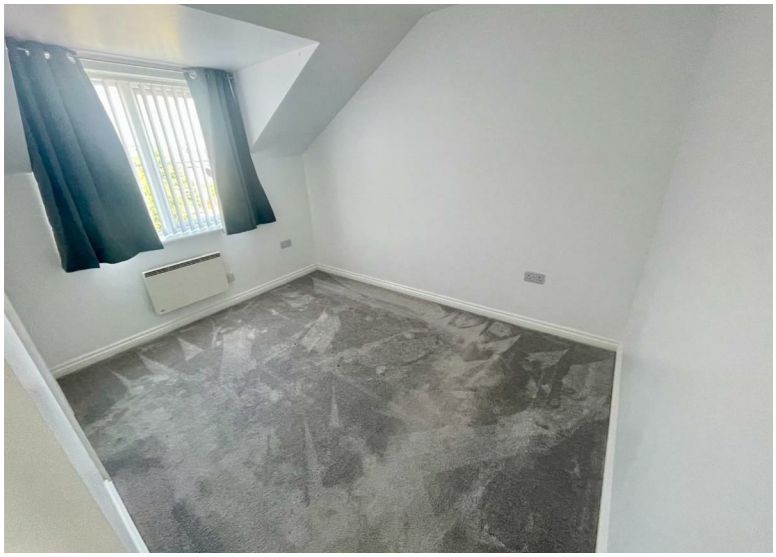
SMITH & FRIENDS
ESTATE AGENTS

Dorman Gardens, Middlesbrough, TS5 5DS

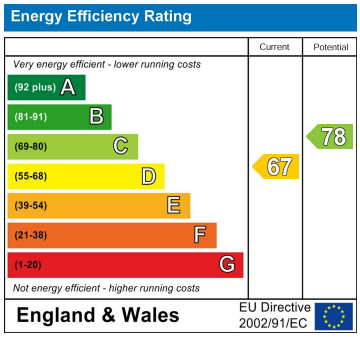












For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral

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