



ROBINSONS TEES VALLEY are delighted to offer to rent, on an UNFURNISHED BASIS this outstanding and FULLY REFURBISHED first floor apartment located within close proximity to local amenities including shops and well regarded schools, and within easy reach to transport links. The property benefits from a stunning newly fitted kitchen, ultra modern re-fitted bathroom & en-suite and has been neutrally redecorated to a high standard throughout. The property has been fitted with new carpets to living room and bedrooms, also benefitting from new tiles to kitchen and bathrooms. The deceptively spacious living accommodation briefly comprises; lengthy entrance hallway, two double bedrooms ( the master benefitting from an en-suite shower room), family bathroom/WC, generous open plan lounge and kitchen area which is a fantastic size. Externally there is one designated parking space and ample visitor parking. VIEWINGS ARE HIGHLY RECOMMENDED TO FULLY APPRECIATE THE INTERNAL SPACE AND CONDITION.

PLEASE CALL THE OFFICE ON 01642 313666 TO ARRANGE YOUR VIEWING. IN ASSOCIATION WITH SMITH AND FRIENDS.

LONG TERM PREFERRED  
COUNCIL TAX BAND C  
DEPOSIT £859

Tenant required earnings -£22,800 If required, Guarantor earnings-£27,360

**Dorman Gardens, Middlesbrough, TS5 5DS**

**2 Bedroom - Apartment**

**£745 Per Calendar Month**

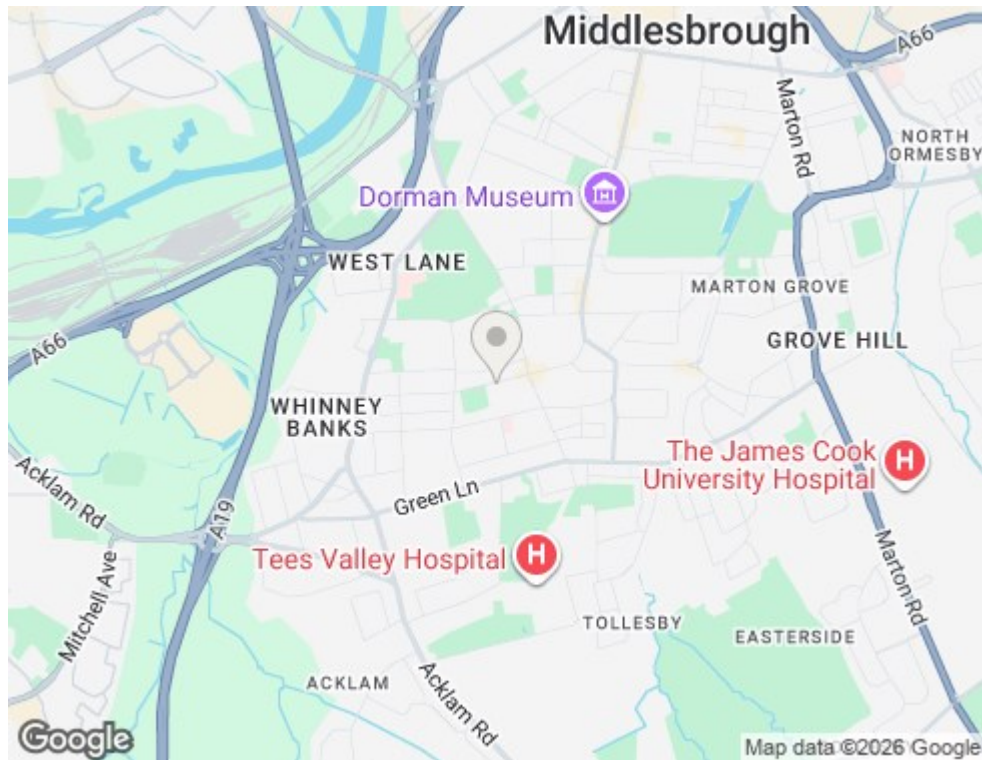
**EPC Rating: C**

**Tenure:**

**Council Tax Band: C**

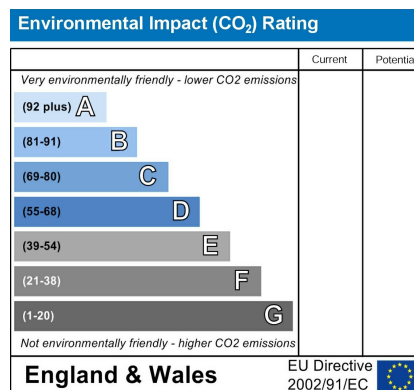
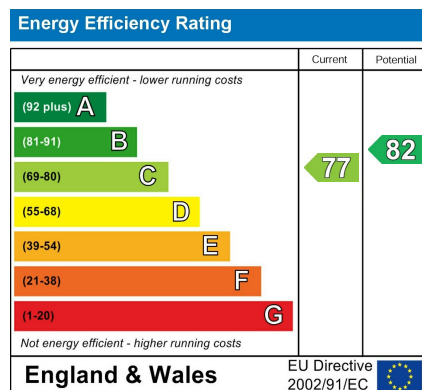


## Dorman Gardens, Middlesbrough, TS5 5DS



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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

**Visit. . . [robinsonsteesvalley.co.uk](https://www.robinsonsteesvalley.co.uk)**



Robinsons Tees Valley  
 Middlesbrough Lettings, TS7 8DX  
 01642 313666  
[middlesbrough@smith-and-friends.co.uk](mailto:middlesbrough@smith-and-friends.co.uk)  
  
[www.robinsonsteesvalley.co.uk](http://www.robinsonsteesvalley.co.uk)