



CASH BUYERS ONLY DUE TO LEASE

**\*\*CHAIN FREE \*\***Tucked away in a pleasant position on this popular development off Cambridge Road, a purpose built first floor apartment offering generously proportioned accommodation, comprising hall , Lounge opening onto the balcony with a south facing aspect, the modern fitted kitchen with a range of wall, base and drawer units , three bedrooms (two which are double in size)- , bathroom/wc with contemporary style white suite including shower mixer taps, combi gas central heating, double glazing, single lock up garage in separate block.

**Oriel Close, Middlesbrough, TS5 5NJ**  
**3 Bed - Apartment**  
**£60,000**  
**EPC Rating: C**  
**Council Tax Band: B**  
**Tenure: Freehold**

 **SMITH &  
FRIENDS**  
ESTATE AGENTS



# Oriel Close, Middlesbrough, TS5 5NJ

**ENTRANCE**  
uPVC DG glass panelled door, staircase to hallway

**HALLWAY**  
Radiator, storage cupboards and access to all rooms.

**LOUNGE**  
17'1 x 12'5 (5.21m x 3.78m)  
uPVC DG window to front aspect, uPVC DG glass panelled door opening onto the balcony, coal effect fire with surround and radiator.

**KITCHEN**  
13'10 x 7'8 (4.22m x 2.34m)  
Modern wall, base and drawer units with matching worktops, inset sink and drainer, 4 ring hob with extractor and electric oven, plumbing for washing.

**BEDROOM 1**  
14 'x 9'10 (4.27m 'x 3.00m)  
uPVC DG window to rear and radiator

**BEDROOM 2**  
14'8 x 9'4 (4.47m x 2.84m)  
uPVC DG window to rear and radiator

**BEDROOM 3**  
13'2 x 9'4 (4.01m x 2.84m)  
uPVC DG window to rear, built in wardrobes and radiator.

**FAMILY BATHROOM**  
Modern white and chrome suite with panelled bath and shower over, pedestal wash hand basin and lowlevel w.c. co ordinated tiled walls and floor heated towel rail.

**EXTERNAL**  
Communal gardens that are immaculately maintained. The property also has a single garage.



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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