



Smith & Friends are delighted to offer for sale this one bedroom apartment in this popular residential development. Ideally situated for Middlesbrough town centre, James Cook University Hospital, Teesside University and excellent transport links, it will appeal to investors looking to add to their portfolio or first time buyers. The living accommodation briefly comprising of an open plan lounge/kitchen with access to the balcony, fitted bathroom and a master bedroom. There is also one parking space and plenty of visitor parking. The property is for sale with no forward chain and viewings come highly recommended to fully appreciate.

Clough Close, Middlesbrough, TS5 5EU

1 Bed - Apartment

£47,500

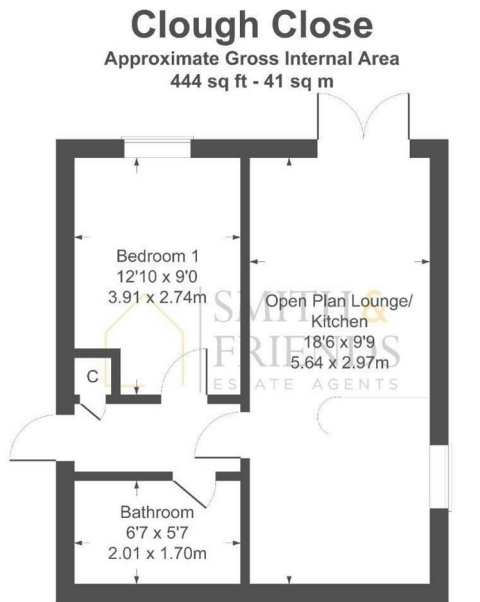
EPC Rating: C

Council Tax Band: A

Tenure: Leasehold



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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
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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