



**** UNEXPECTEDLY BACK ON THE MARKET WITH A REDUCED ASKING PRICE****SMITH & FRIENDS are delighted to offer to the market this immaculately presented two bedroom apartment situated within a highly desirable area, on the 2nd floor and within walking distance to local amenities. The property is offered with NO CHAIN INVOLVED and perfect for anyone looking to move straight in, without any work to do. The apartment has recently been professionally decorated and has high quality flooring laid to most of the living space with carpets to the lounge and bedrooms. The deceptively spacious living accommodation briefly comprises; entrance hallway, useful storage cupboards, generous living room, two bedrooms, a stunning bathroom fitted with a white three piece suite, modern kitchen with fantastic appliances such as; NEFF single oven with NEFF microwave above, NEFF warming Drawer, NEFF induction hob and NEFF extractor. There is also a separate built-in AEG fridge and separate freezer (in hallway storage cupboard) all of which included in the sale. Externally there is a single garage which belongs to the apartment and visitor parking bays. Viewings come highly recommended to fully appreciate.

Please note the property is leasehold with a 150 year lease from November 2001.

The Wickets, Middlesbrough, TS7 8EL

2 Bed - Flat

£130,000

EPC Rating: C

Council Tax Band: D

Tenure: Leasehold



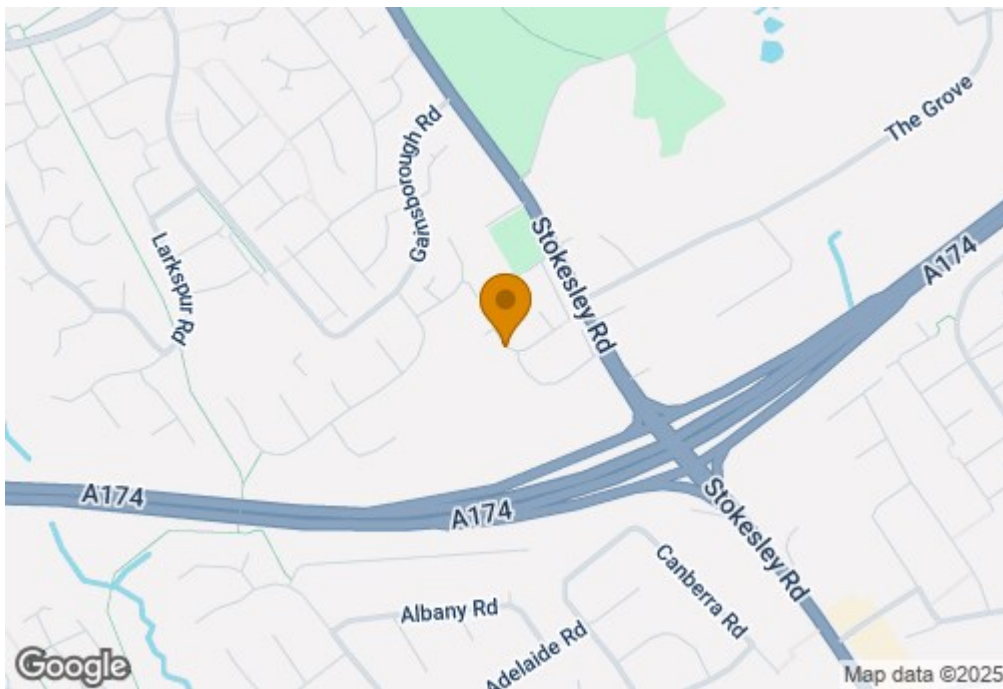
**SMITH &
FRIENDS**
ESTATE AGENTS

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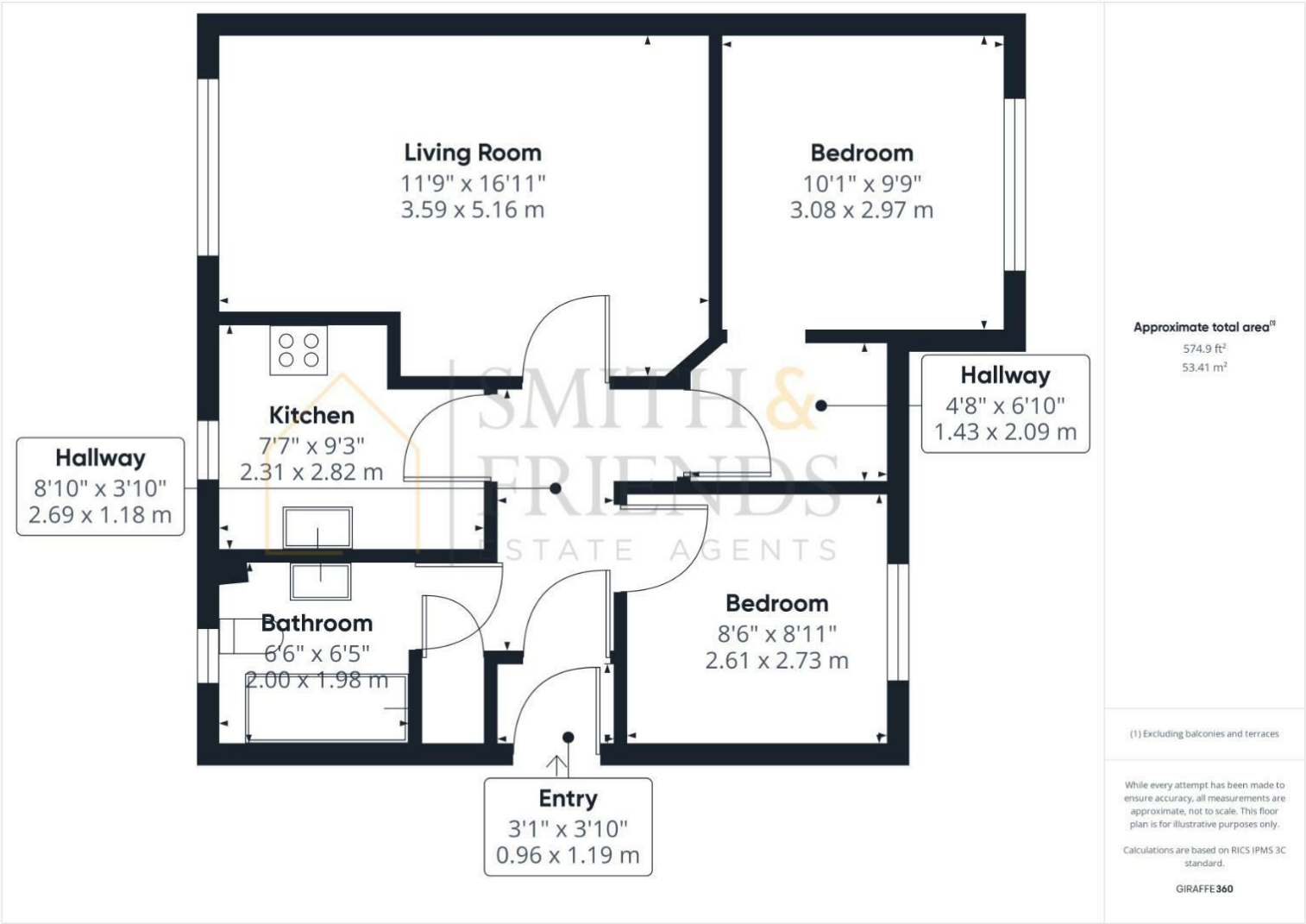
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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 and conveyancing 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) A		
(81-91) B	78	78
(69-80) C		
(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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