



CASH BUYERS ONLY DUE TO LEASE

Public Notice

Address: 14 Oriel Close TS5 5NJ

We are acting in the sale of the above property and have received an offer of £83,000

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract and no further offers will be accepted while under this status.

Date of Notice: 16.2.206

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



# 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)	A		
(81-91)	B		
(69-80)	C	75	78
(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	

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX  
01642 313666  
middlesbrough@smith-and-friends.co.uk  
www.smith-and-friends.co.uk

