



SMITH AND FRIENDS are delighted to offer this beautifully presented first floor apartment located in the popular Linthorpe area within close proximity to local amenities including shops, well regarded schools, and transport links. The immaculate and well presented living accommodation briefly comprises; lengthy entrance hallway, two double bedrooms (the master benefitting from an en-suite shower room), family bathroom/WC fitted with a white three piece suite, generous open plan lounge and attractive fully equipped kitchen. 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 ASSOSCIATION WITH SMITH AND FRIENDS.
LONG TERM PREFERRED

Energy Rating
Council Tax Band C

DEPOSIT £836

Required earnings; tenant £22,200 guarantor if needed; £26,640
(Application is subject to a Holding Fee - please refer to our website for further details)

Dorman Gardens, Middlesbrough, TS5 5DS

2 Bedroom - Apartment

£725 PCM

EPC Rating: C

Tenure:

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Dorman Gardens, Middlesbrough, TS5 5DS



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www.smith-and-friends.co.uk

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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. We 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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