

## DORMAN GARDENS, LINTHORPE, MIDDLESBROUGH, TS5 5DS



- ▲ One-Bedroom Leasehold Apartment
- ▲ Ideal for A Young Couple or An Investor Wanting to Add to Their Portfolio

- ▲ Intercom System
- ▲ Electric Oven & Four Ring Hob
- ▲ Designated Parking & Ample Visitors Parking

**£55,000**

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This second floor one-bedroom apartment is ideal for a young couple or an investor wanting to add to their portfolio.

Close to local amenities, Linthorpe Village, Middlesbrough town centre, major commuting routes and a main bus route-this is perfectly positioned.

The apartment comprises, communal entrance hall, private entrance hall, open plan living/dining room and kitchen, double bedroom, and a bathroom. Externally there is allocated parking as well as plenty of visitor parking available.

#### **GROUND FLOOR**

#### **COMMUNAL HALLWAY**

#### **SECOND FLOOR**

#### **PRIVATE HALLWAY**

With electric radiator, intercom system and storage cupboard.

#### **LOUNGE - 0.91m x 4.7m (3' x 15'5")**

Electric radiator.

#### **KITCHEN - 2.m x 2.8m (6'7" x 9'2")**

With wood grain effect wall, drawer and floor units, roll edge worktop, electric oven, four ring electric hob with stainless steel splashback and stainless steel extractor fan, one and half bowl sink unit, space for fridge/freezer, space for washing machine, electric radiator and tiled flooring.



#### **BEDROOM 1 - 2.8m (9'2") reducing to 2.6m (8'6") x 3.4m (11'2")**

Electric radiator.

#### **BATHROOM - 2.95m x 1.65m (9'8" x 5'5")**

With close coupled toilet, pedestal washbasin, bath, tiled walls and electric chrome towel radiator.

#### **EXTERNALLY**

There is a designated parking place and ample visitors parking spaces.

#### **AGENTS NOTE:**

Service Charge is £125.00 per month

**BUYERS IDENTIFICATION CHECK(S)** - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

**AGENT REF:** - TM/GD/MID240711/21102024

**Council Tax Band:** B      **Tenure:** Leasehold

**TO VIEW:** Contact our Middlesbrough office on

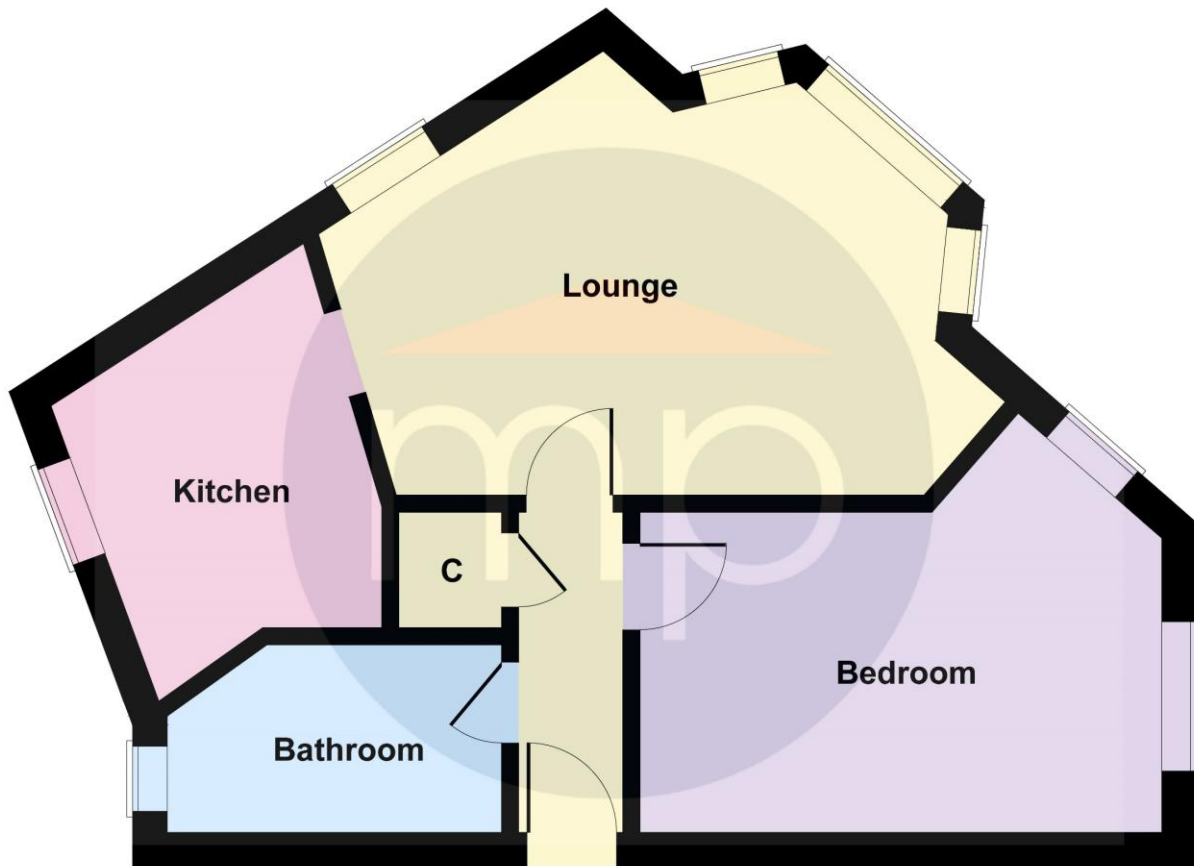
Tel: **01642 254222**

**TO VIEW:** Tel: **01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

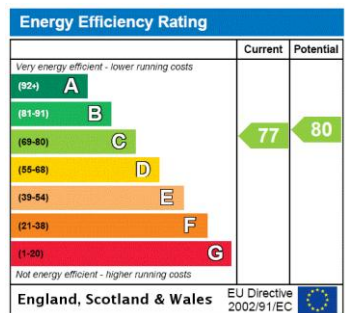
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