

DORMAN GARDENS, LINTHORPE, MIDDLESBROUGH, TS5 5DS



FOR SALE BY AUCTION
Thursday 30th May 2024



- ▲ Ground Floor Leasehold One-Bedroom 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

Guide Price £60,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



*** For Sale By Auction *** LIVE ONLINE AUCTION *** Thursday
30th May 2024 *** Option 2 ***
www.agentspropertyauction.com

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

With modern fixtures and fittings, the property is ready to move straight into! Call us on 01642 254222 for more details!

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

The apartment comprises, 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

PRIVATE ENTRANCE HALL - Electric radiator, inter-com system and storage cupboard.

LOUNGE - 3.89m x 4.7m (12'9" x 15'5")
Night storage heater.

KITCHEN - 2m x 2.8m (6'7" x 9'2")
Wood grain effect wall, drawer and floor units, roll edge worktop, electric oven, four ring electric hob with stainless-steel extractor and stainless-steel splashback, one and half bowl stainless-steel sink unit with mixer tap, splashback tiles, brick effect vinyl flooring and spotlights to ceiling.

BEDROOM - 2.82m (9'3") reducing to 2.6m (8'6") x 3.43m (11'3")
With electric radiator.

BATHROOM - 2.95m x 1.65m (9'8" x 5'5")
With closed coupled toilet, pedestal washbasin and bath with shower attachment. Tiled walls and electric radiator.

TO VIEW: Tel: 01642 254222
64-66 Borough Road, Middlesbrough, TS1 2JH

www.michaelpoole.co.uk



DORMAN GARDENS, TS5 5DS



EXTERNALLY - There is a designated parking spot and ample visitors parking.

AUCTION HOUSE DISCLAIMER - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

DISCLAIMER - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

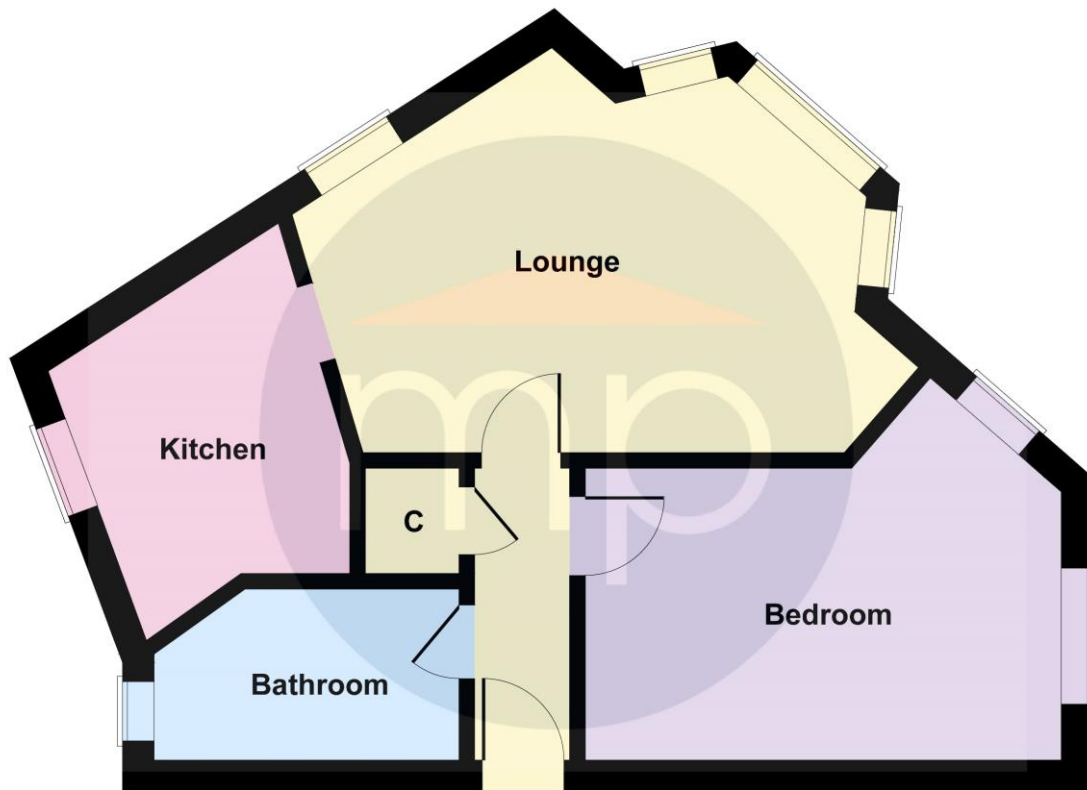
AGENTS REF: - TM/GD/MID240016/26012024

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

TO VIEW: Contact our Middlesbrough office on
Tel: **01642 254222**



80 Dorman Gardens



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	74	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TO VIEW: Contact our Middlesbrough Office on Tel: 01642 254222
64-66 Borough Road, Middlesbrough, TS1 2JH