

DORMAN GARDENS, LINTHORPE, MIDDLESBROUGH, TS5 5DS



- ▲ Chain Free Sale
- ▲ Secure Intercom System
- ▲ Designated Parking & Visitor Parking
- ▲ Tastefully Decorated
- ▲ Upgraded in Recent Years

- ▲ Early Viewing Advised
- ▲ Master Bedroom En-Suite & Separate Bathroom
- ▲ Stylish Kitchen with a Breakfast Bar

£95,000

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Michael Poole
sales | lettings | auctions



Perfect for first time buyers and young couples alike!

Upgraded to a high standard with a modern and stylish kitchen featuring a breakfast bar, two good size bedrooms with the master having an en-suite shower room, designated parking, secure intercom system, ample visitors parking, and modern bathroom and en-suite.

The property comprises communal entrance hall, private entrance hall, open plan kitchen/diner with a handy breakfast bar, two bedrooms with the master having an en-suite shower room and a separate bathroom. Externally there is designated parking and ample visitors parking.

- Mains Utilities
- Electric Heating
- Mains Sewerage
- No Known Flooding Risk
- No Known Legal Obligations
- Standard Broadband & Mobile Signal
- No Known Rights of Way

Tenure - Leasehold

Council Tax Band C

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

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GROUND FLOOR

COMMUNAL ENTRANCE HALL

ACCOMMODATION

PRIVATE ENTRANCE HALL - 4.1m x 0.9m (13'5" x 2'11")

With storage cupboard and woodgrain effect laminate flooring.

KITCHEN - 6.1m x 2.7m (20' x 8'10")

With cream wall, drawer, and floor units, woodgrain effect roll edge worktop, electric oven and grill, four ring induction hob with black extractor fan, integrated under counter fridge and freezer, white splashback tiles, spotlights in the ceiling and woodgrain effect laminate flooring.

LOUNGE - 4.1m x 4.2m (13'5" x 13'9")

With electric radiator and woodgrain effect laminate flooring.

BEDROOM ONE - 2.7m x 3.3m (8'10" x 10'10")

With electric radiator and woodgrain effect laminate flooring.



EN-SUITE - 1.7m x 1.6m (5'7" x 5'3")

Comprising close coupled WC, pedestal wash hand basin with mixer tap and splashback tiles, shower cubicle, woodgrain effect laminate flooring, extractor fan and electric radiator.

BEDROOM TWO - 2.6m (8'6") increasing to 3.6m (11'10") x 2.8m (9'2")

With electric radiator and woodgrain effect laminate flooring.

BATHROOM - 1.8m x 1.5m (5'11" x 4'11")

Comprising close coupled WC, pedestal wash hand basin with mixer tap and white splashback tiles, bath, electric radiator, extractor fan, and woodgrain effect laminate flooring.

EXTERNALLY

PARKING

Designated parking and ample visitor parking.

AGENTS REF: - TM/LS/MID240176/10042024

Council Tax Band: C **Tenure:** Leasehold

TO VIEW: Contact our Middlesbrough office on

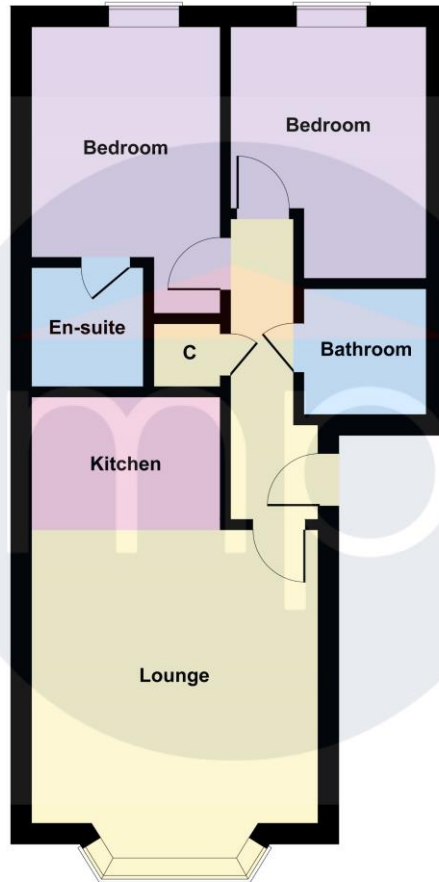
Tel: **01642 254222**

A photograph of the Michael Poole property consultants storefront at night. The building has a blue neon sign that reads "Michael Poole property consultants". The windows are illuminated from within, showing property listings and office equipment.

Do you have a property you need to sell before you can buy?

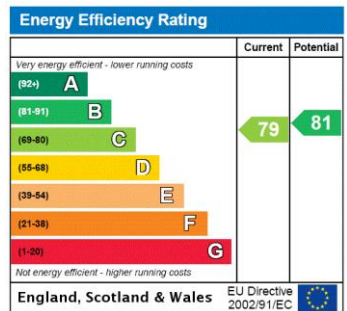
Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

53 Dorman Gardens



Not to Scale. Produced by The Plan Portal 2024
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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.



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