



Rear facing One bed first floor Apartment. This spacious apartment is for someone over the age of 60. The property offers independent living whilst having communal areas and staff on hand within specified working hours. Unlike most apartments, this development offers people the choice of living independently or choosing to socialise with others who live in the development.

The accommodation comprises of: Entrance Hall, Lounge with dining area, fitted kitchen Double bedroom (with fitted wardrobes) and family bathroom.

**Marton Dale Court, Dixons Bank, Marton-In-Cleveland,
Middlesbrough, TS7 8NU**

1 Bed - Flat

£65,000

EPC Rating: C

Council Tax Band: C

Tenure: Leasehold



**SMITH &
FRIENDS**
ESTATE AGENTS

**Marton Dale Court, Dixons Bank,
Middlesbrough, TS7 8NU**



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

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
Vary 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			
England & Wales		79	85
		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



**SMITH &
FRIENDS**
ESTATE AGENTS