



This well presented and deceptively spacious Two bed semi detached home comes with viewing strongly recommended. Well positioned on the new "Port Side Village" development close to local amenities and main commuter routes and in our opinion this property would make an ideal first purchase. The accommodation briefly comprises of: Entrance hall, lounge, cloakroom WC, dining kitchen with a range of integrated appliances and French doors opening onto the rear garden. To the first floor there are two double bedrooms ( master with ensuite ) and family bathroom. Externally the enclosed rear garden is mainly laid to lawn with a small patio area. To the front of the property is off street parking for two cars.

**Dorman Gardens, Middlesbrough, TS6 9FH**

**2 Bed - House**

**£149,950**

**EPC Rating: B**

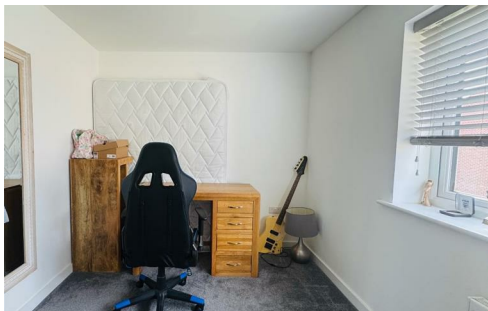
**Council Tax Band: B**

**Tenure: Freehold**

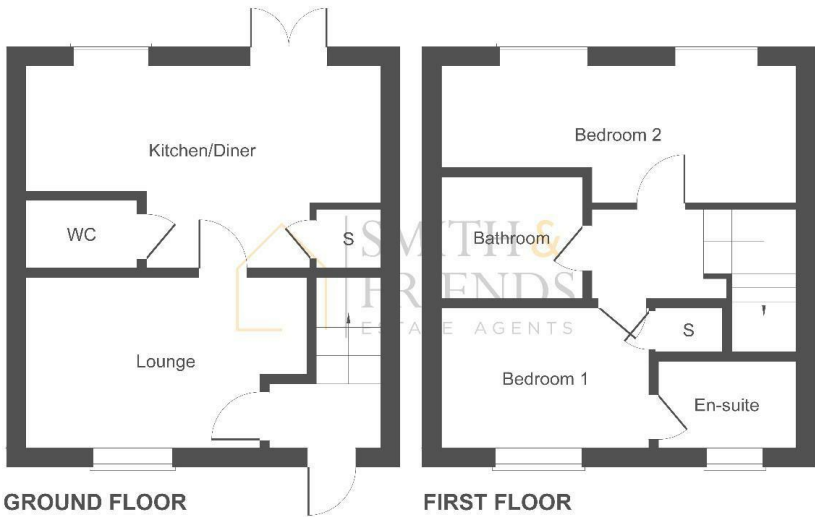


Dorman Gardens, Middlesbrough, TS6 9FH

- Entrance Hall
- Lounge
- Cloakroom WC
- Dining Kitchen
- Landing
- Bedroom 1
- En suite
- Bedroom 2
- Family Bathroom
- Externally




Dorman Gardens



Not to Scale. Produced by The Plan Portal 2025  
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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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