

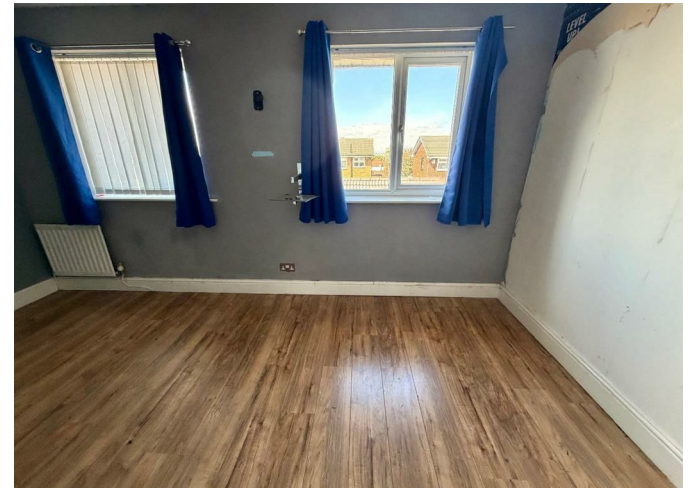
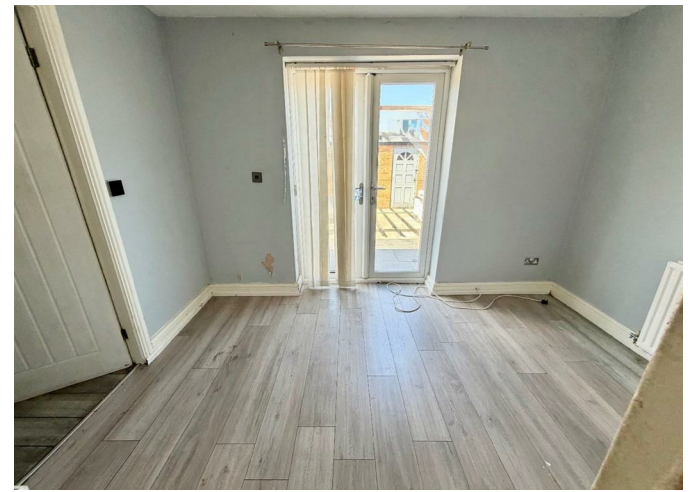


Ashbourne Close, TS6 9JG
3 Bed - House - Semi-Detached
£160,000

Council Tax Band: D
EPC Rating: C
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Ashbourne Close, TS6 9JG

31 Ashbourne Close Middlesbrough TS6 9JG
We are acting in the sale of the above property and have received an offer of £155,500 on the above property.
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

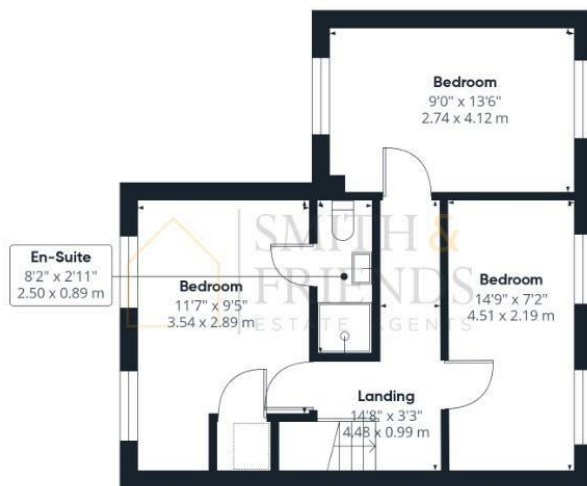
Welcome to this deceptively spacious house located on Ashbourne Close in the desirable area of Eston, Middlesbrough. This property is offered with vacant possession assured, making it an ideal choice for those looking to move in swiftly. Nestled within a pleasant cul-de-sac and located conveniently close to local amenities and motorway links, ensuring easy access to the surrounding areas.

The living accommodation is well-designed and comprises a generous living room, a functional kitchen, and a rear reception room that provides additional space. A downstairs bathroom adds to the practicality of the home, making it suitable for families or guests. On the first floor, you will find bedrooms, with the master bedroom benefiting from an en-suite.

Positioned on a favourable corner plot, this property boasts gardens to both the front and rear, providing ample outdoor space. This house presents a wonderful opportunity for anyone seeking a family home in a friendly neighbourhood.



Ground Floor



Floor 1



Approximate total area[®]

1114 ft²
103.4 m²

Reduced headroom

10 ft²
0.9 m²

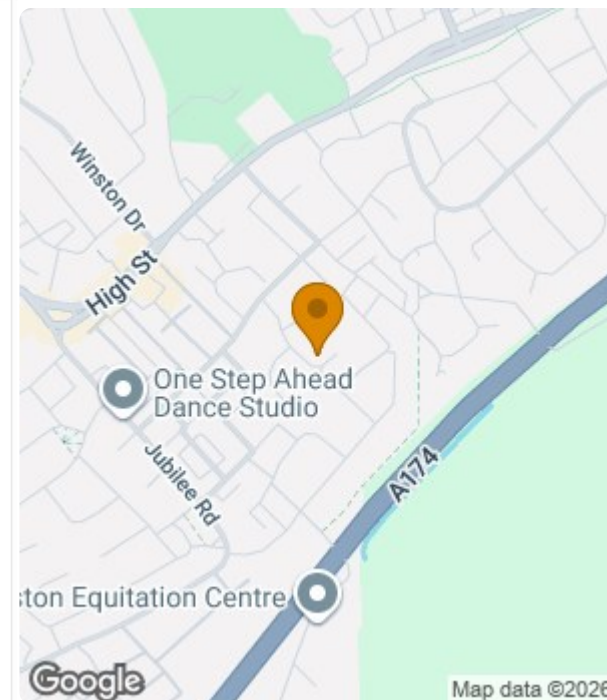
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

Tel: 01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS