



Smith & Friends are delighted to offer to the market this deceptively spacious and improved three bedroom semi detached property situated within a popular area in Linthorpe and offered with NO CHAIN INVOLVED. The modern living accommodation briefly comprises; entrance hall, living room, modern kitchen, downstairs WC and a breakfast/utility area with doors to the garden. To the first floor landing are three bedrooms and bathroom fitted with a three piece suite. Externally, to the front of the property is a stoned area and to the rear is a enclosed garden, with decked area and a summer house. An internal inspection comes highly recommended to fully appreciate.

Westminster Road, Middlesbrough, TS5 6NR

3 Bed - House - Semi-Detached

£142,000

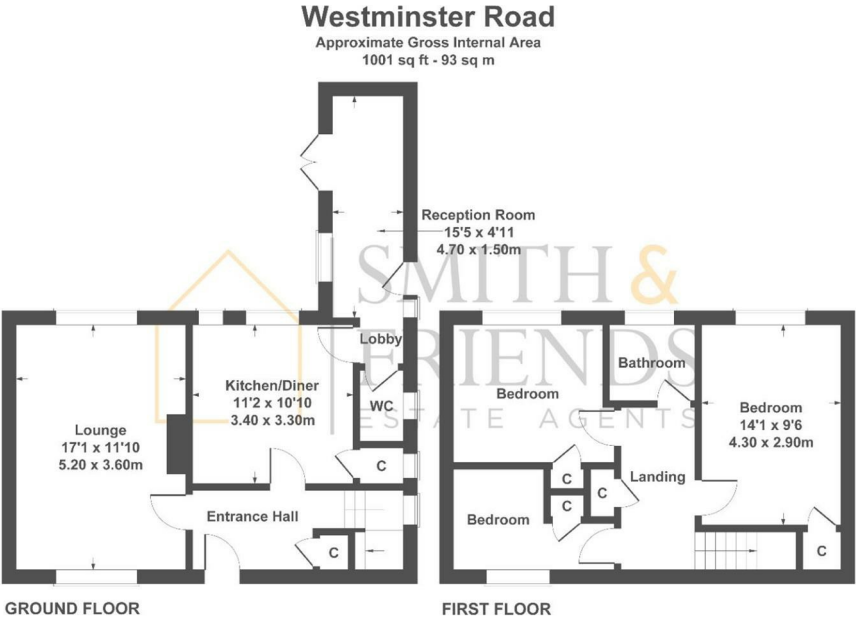
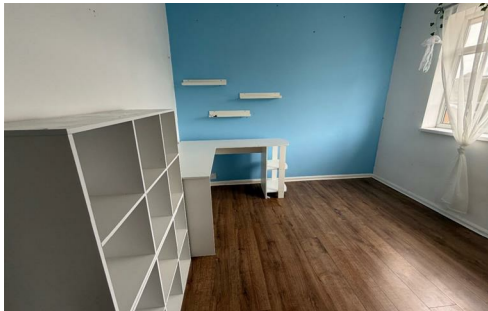
EPC Rating: C

Council Tax Band: B

Tenure: Freehold



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Not to Scale. Produced by The Plan Portal 2026
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) A			
(81-91) B			84
(69-80) C		69	
(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	

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