



Lindisfarne Road, TS3 0LD  
3 Bed - House - Terraced  
£120,000

Council Tax Band: A  
EPC Rating:  
Tenure: Freehold



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## Lindisfarne Road, TS3 0LD

An excellent opportunity for families, first-time buyers and rental investors to purchase this well presented 3 bedroom mid terrace house, the property internally comprises of entrance hallway, cloaks/w.c., lounge, dining kitchen , landing, 3 bedrooms and bathroom/w.c. The property also has the benefit as a boarded loft with velux window to the rear. Externally the property has easily maintained gardens to front and rear. The property benefits from uPVC DG and GCH

Lindisfarne Road is situated in a friendly neighbourhood, offering a sense of community while being close to local amenities. Residents will appreciate the nearby parks, schools, and shops, all within easy reach, making this location particularly appealing for families.

### GROUND FLOOR

Hallway

Downstairs Toilet

Lounge

12'11 x 9'8 (3.66m'3.35m x 2.74m'2.44m)

Dining Kitchen

18'2 x 11'6 (5.49m'0.61m x 3.35m'1.83m)

### FIRST FLOOR

Bedroom 1 ( Rear)

11'10 x 11'5 (3.35m'3.05m x 3.35m'1.52m)

Bedroom 2 ( Front)

12'10 x 9'3 (3.66m'3.05m x 2.74m'0.91m)

Bedroom 3 ( Front)

8'9 x 7'2 (2.44m'2.74m x 2.13m'0.61m)

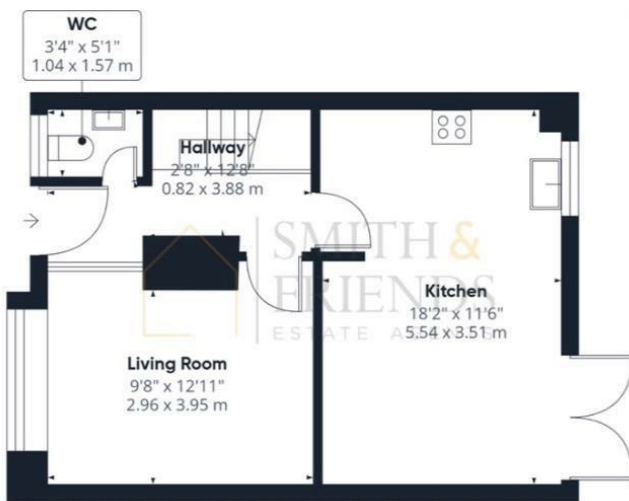
Family Bathroom

Attic

18' x 11'9 (5.49m' x 3.35m'2.74m)

Externally

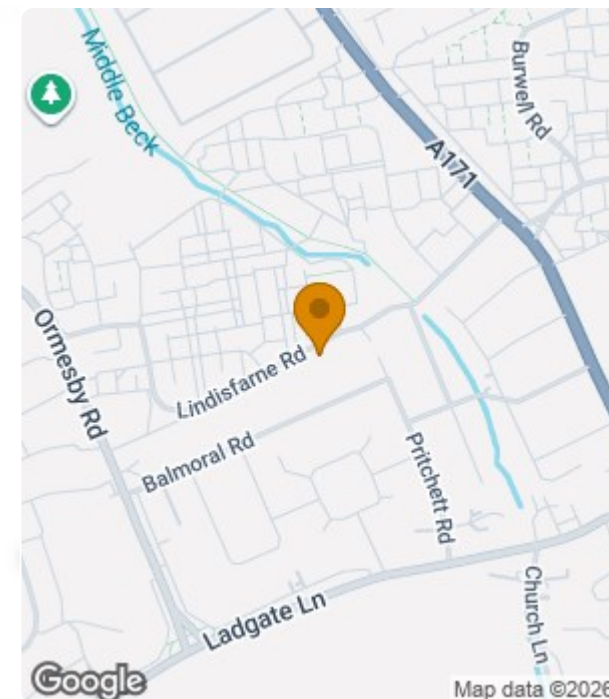




Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
1029 ft<sup>2</sup>  
95.6 m<sup>2</sup>

**Reduced headroom**  
90 ft<sup>2</sup>  
8.4 m<sup>2</sup>

(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) <b>A</b>                          |                         |           |
| (81-91) <b>B</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 |                         |           |
| <b>England &amp; Wales</b>                  | 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



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