

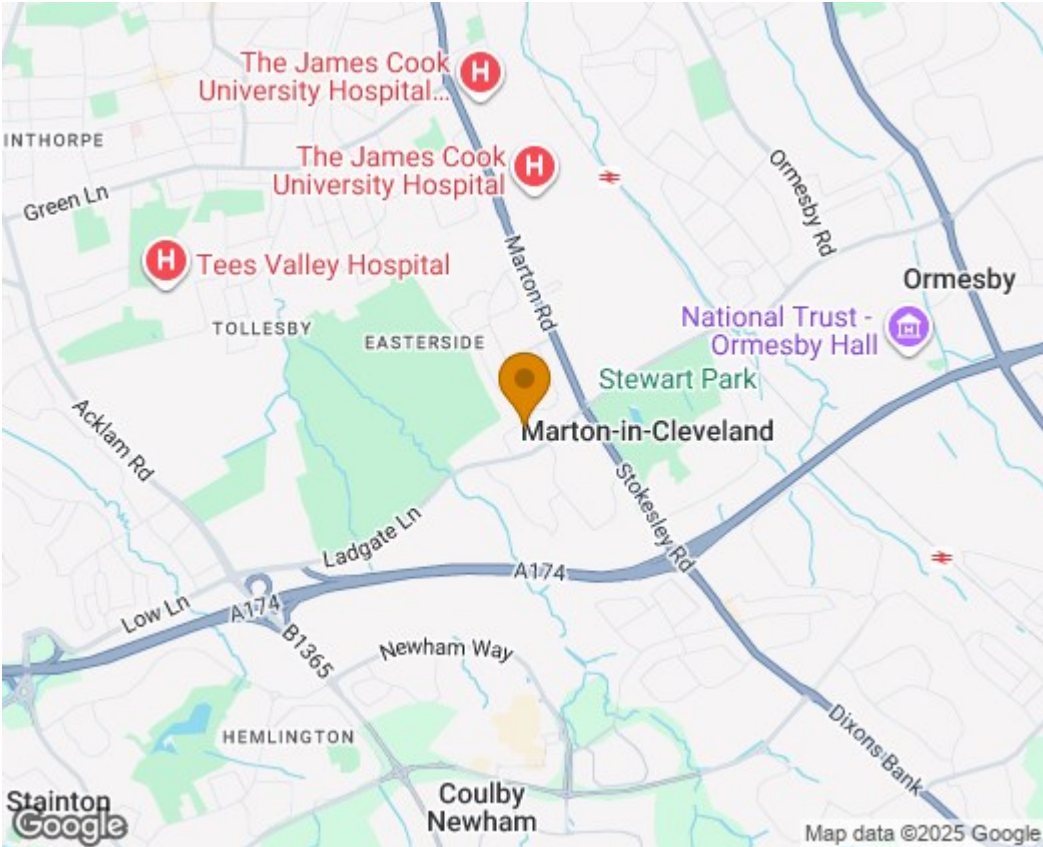


A 3 bedroom mid terrace house comprising of entrance, lounge, kitchen, landing, 3 bedrooms and bathroom/w.c. with over bath shower. The property has gardens to front and rear and benefits from upvc double glazing and gas central heating. The property would be ideal for a first time buyer, family or rental investor. The property is within easy access of James Cook University Hospital, Middlesbrough Sports Village and local transport links.

Broadwell Road, Middlesbrough, TS4 3QJ
3 Bed - House - Mid Terrace
£110,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Broadwell Road, Middlesbrough, TS4 3QJ



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		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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