



Smith and Friends are delighted to offer FOR SALE this deceptively spacious and well presented TWO BEDROOM SEMI-DETACHED property situated in a newly built development close to local schools, amenities and transport links. The home offers accommodation ideal for a first time buyer or young family, with a modern kitchen and bathroom, whilst further benefitting from uPVC double glazing and gas central heating. The layout briefly comprises of: Entrance hallway, lounge, open plan dining kitchen with a comprehensive range of units and includes integrated appliances. To the first floor there are TWO large double bedrooms and modern white and chrome family bathroom. Externally the enclosed rear garden is laid to lawn with decking and paved patio areas. The enclosed front garden is laid to lawn with a tarmac driveway giving off street parking for two / three cars.

**Appletree Gardens, Ormesby, Middlesbrough, TS7 9NR**  
**2 Bed - House - Semi-Detached**  
**Offers Over £120,000**  
**EPC Rating: C**  
**Council Tax Band: A**  
**Tenure: Freehold**



# Appletree Gardens, Middlesbrough, TS7 9NR

## GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE

14'6" x 10" (4.42m x 3.05m)

DINING KITCHEN

16'9" x 8'9" (5.11m x 2.67m)

## FIRST FLOOR

BEDROOM 1 ( FRONT)

16'11" x 9'10" (5.16m x 3.00m)

BEDROOM 2 ( REAR)

13'8" x 9'8" (4.17m x 2.95m)

FAMILY BATHROOM

EXTERNALLY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	79
		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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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