



*** PROPERTY WOULD APPEAL TO A VARIETY OF BUYERS ESPECIALLY FAMILIES *** NO CHAIN INVOLVED ***

SMITH & FRIENDS are delighted to offer to the market this deceptively spacious three bedroom semi-detached property which occupies a fantastic corner plot and offers huge potential and would make the ideal perfect family home, with some modernisation required. The property is situated in the popular TS5 location, within close proximity to local amenities, well regarded schools and motorway links. Offered with the benefit of NO CHAIN INVOLVED, viewings come highly recommend to fully appreciate the layout and potential this lovely home has to offer. The well cared for accommodation briefly comprises; entrance hallway with stairs to the first floor, a generous full length living room, separate breakfast/dining room, fitted kitchen, rear porch with WC and storage cupboard. To the first floor landing are three bedrooms (two doubles, one single) and a bathroom/WC. Externally the property occupies a fantastic corner plot with gardens to the front, side and rear which are mainly laid to lawn with mature borders offering the potential to extend subject to the relevant planning permission. There is also the benefit of a single garage.

Westminster Road, Middlesbrough, TS5 6NF

3 Bed - House - Semi-Detached

£140,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

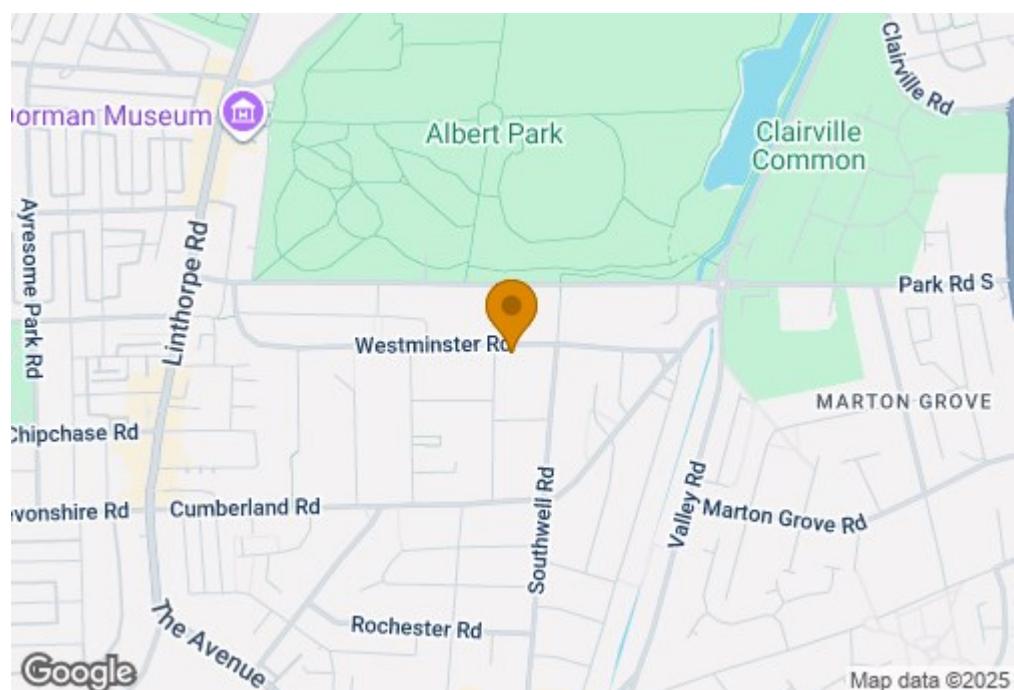


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		55
(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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