



CHAIN FREE An extended 2 bedroom semi detached house comprising of entrance, lounge, kitchen, family room, shower room, landing, 2 bedrooms and bathroom/w.c. Externally there are gardens to front and rear and a driveway. The property offers spacious accommodation and plenty of potential. Viewing is highly recommended.

St. Patricks Close, Middlesbrough, TS6 7PF
2 Bed - House - Semi-Detached
£60,000
EPC Rating: C
Council Tax Band: A
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

St. Patricks Close, Middlesbrough, TS6 7PF



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		86
(81-91) B		
(69-80) C	72	
(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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