

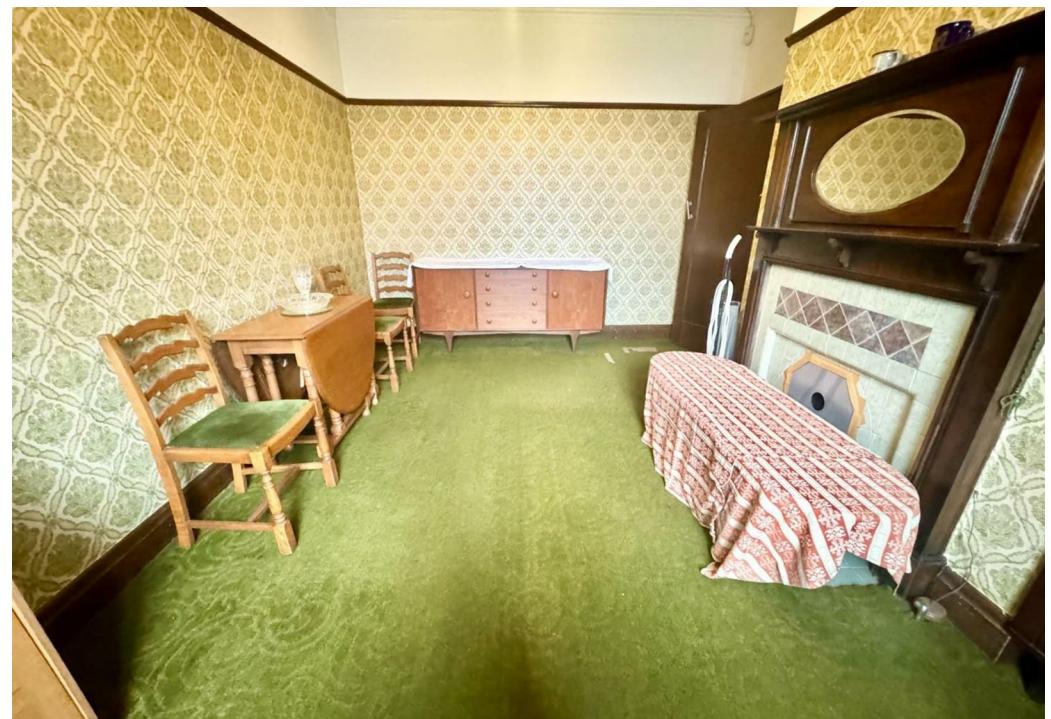
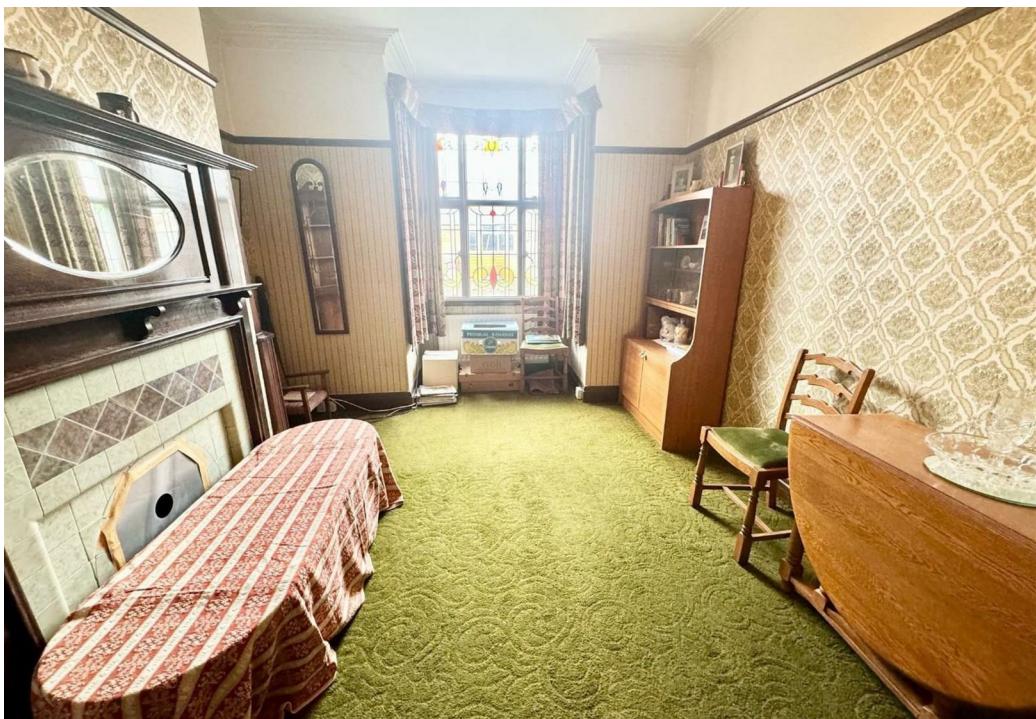


**Walton Avenue, Middlesbrough, TS5 7RN**  
**3 Bed - House - Mid Terrace**  
**£230,000**

**Council Tax Band: C**  
**EPC Rating: D**  
**Tenure: Freehold**



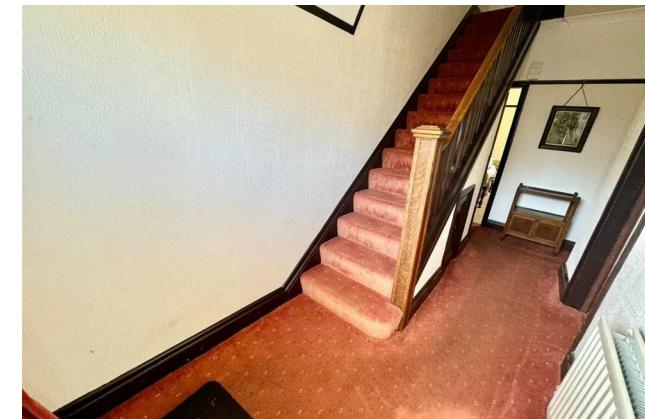
**SMITH &  
FRIENDS**  
ESTATE AGENTS

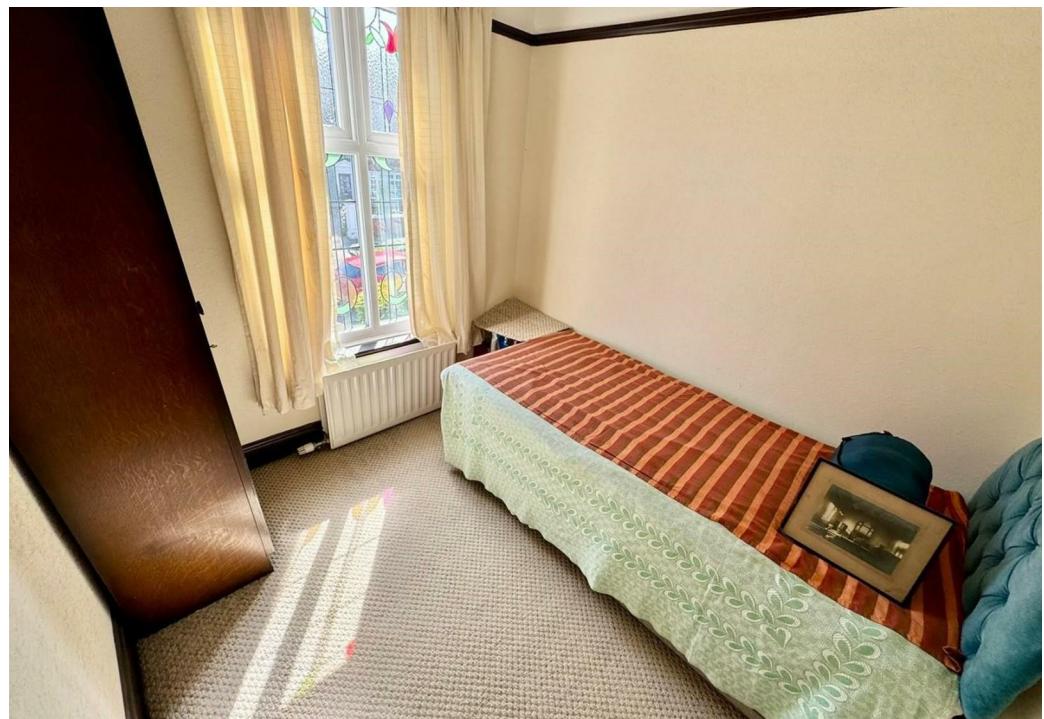


## Walton Avenue, TS5 7RN

SMITH & FRIENDS are delighted to offer to the market this deceptively spacious period three bedroom property situated in Linthorpe with the benefit of gas central heating and double glazing. The property is situated in a highly desirable location within close proximity to local shops and schools. The property briefly comprises of; an impressive hallway with staircase to the first floor, THREE RECEPTION ROOMS, an extended kitchen which has plumbing for a washing machine, tumbler dryer and dishwasher and a downstairs WC. To the first floor is a spacious landing with three well proportioned bedrooms and an attractive bathroom fitted with a four piece suite. Externally to the front of the property is a mature garden. To the rear of the property is a useful size garden which is mainly laid to lawn with an external garage and extensive parking spaces.

VIEWINGS COME HIGHLY RECOMMENDED TO FULLY APPRECIATE.









Approximate total area<sup>(1)</sup>  
1142.7 ft<sup>2</sup>  
106.16 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	
(39-54)	E	60	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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](mailto:middlesbrough@smith-and-friends.co.uk)**

**[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)**



**SMITH & FRIENDS**  
ESTATE AGENTS