



SMITH & FRIENDS are delighted to offer to the market this stunning three bedroom semi detached home which could appeal to a variety of buyers especially growing families or first time buyers. . The property was built in 2016 by Storey Homes to the Hastings design and is offered with the benefit of NO CHAIN INVOLVED. The deceptively spacious living accommodation briefly comprises; entrance hallway with stairs to the first floor, good size lounge, downstairs cloakroom/WC and an attractive open plan kitchen/diner comprising of a range of base and wall units with matching work surfaces and coordinated tiled splash backs with integrated stainless steel sink unit, electric cooker and a four-ring gas hob with extractor hood over, integrated fridge, freezer, dishwasher, and washing machine. To the first floor landing are three spacious bedrooms, the master benefits from an en-suite shower room and a modern bathroom suite fitted with the three piece suite. Externally to the front of the property is a generous drive with parking for 2 vehicles and to the rear is a larger than average garden which has been well maintained and is fully laid to lawn with a fantastic decked seating area. Viewings come highly recommended to fully appreciate.

Hampstead Way, Middlesbrough, TS5 8FD

3 Bedroom - House - Semi-Detached

Offers Over £205,000

EPC Rating: B

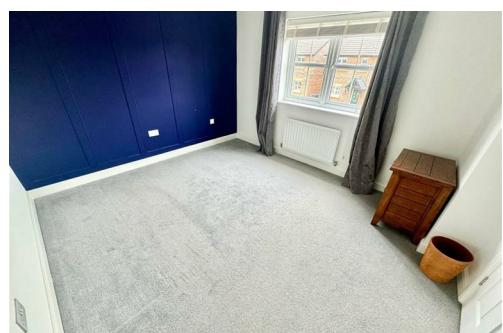
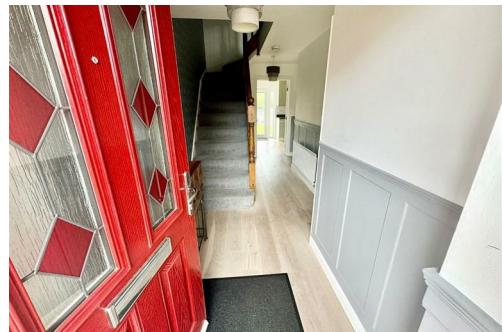
Tenure: Freehold

Council Tax Band: C



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FRIENDS**
ESTATE AGENTS

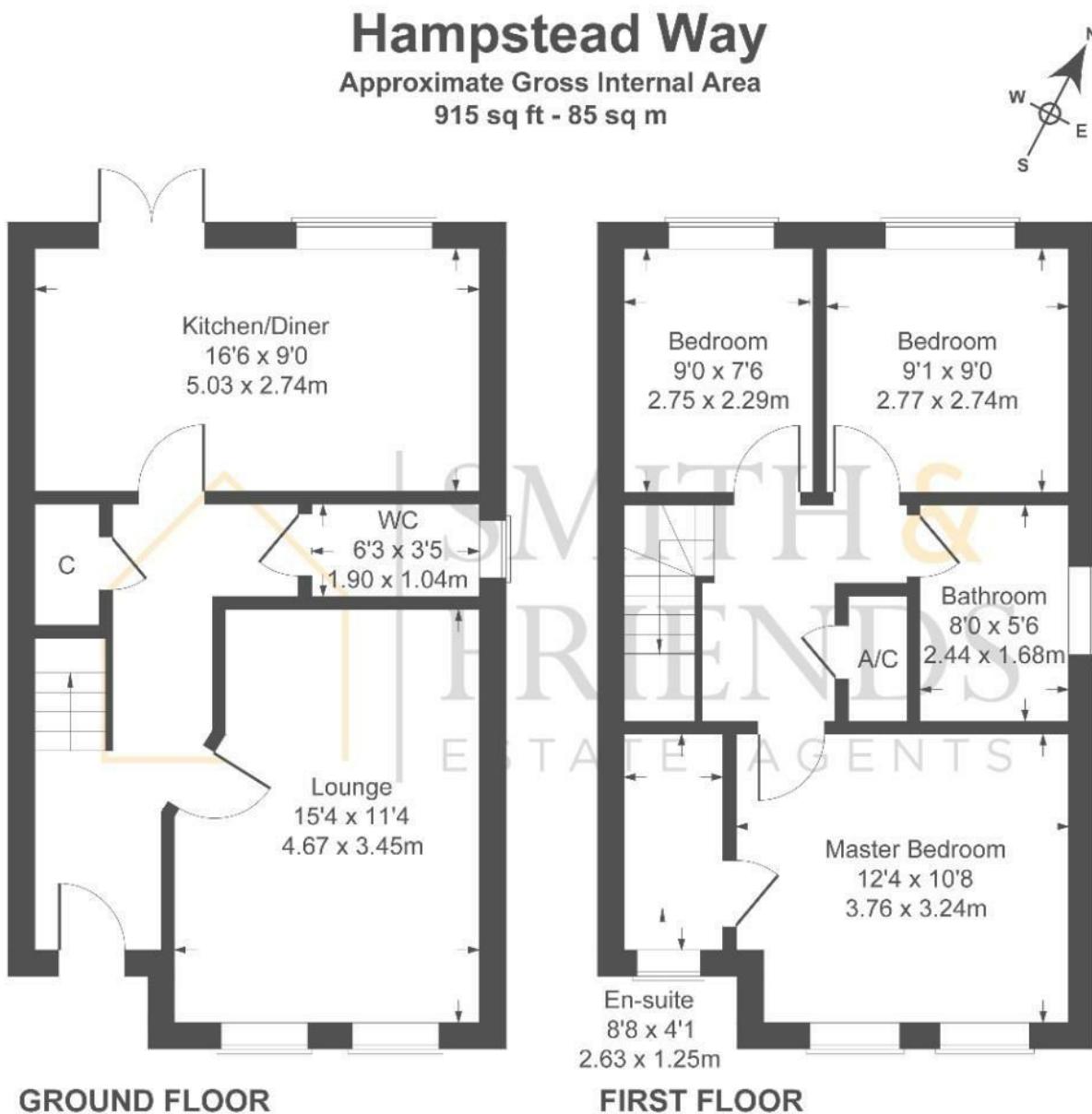
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www.smith-and-friends.co.uk



Not to Scale. Produced by The Plan Portal 2024
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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. We 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		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

