



Smith and Friends are delighted to bring to the market this immaculate three bedroom semi detached home positioned at the head of a cul d sac. Perfect for a first time purchase or investment. Recently redecorated throughout , viewing is strongly recommended. The layout comprises of: Entrance hall, lounge, and dining kitchen. To the first floor there are three bedrooms, and family bathroom with separate WC. Externally the enclosed rear garden is laid to lawn with a small patio area. The front garden is laid to lawn a shared access to the side of the property leads to the large detached garage. Also benefiting from uPVC DG, GCH and solar panels.

**Sidcup Avenue, Middlesbrough, TS3 0EJ**

**3 Bed - House - Semi-Detached**

**£115,000**

**EPC Rating: B**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

**Sidcup Avenue, Middlesbrough, TS3 0EJ**



**GROUND FLOOR**

**HALLWAY**

**LOUNGE**

**DINING KITCHEN**

**FIRST FLOOR**

**BEDROOM 1**

**BEDROOM 2**

**FAMILY BATHROOM**

**SEPERATE TOILET**

**EXTERNALLY**



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# Sidcup Avenue, Middlesbrough, TS3 0EJ



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
747 ft<sup>2</sup>  
69.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	83	84
	EU Directive 2002/91/EC	

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