



SMITH & FRIENDS are delighted to offer to the market this well presented two bedroom end terrace property situated on an extensive corner plot in a highly desirable cul-de-sac location. The property benefits from versatile living accommodation briefly comprising; entrance hall with stairs to the first floor landing, modern fitted kitchen, spacious living room with double French patio doors overlooking the garden. To the first floor are two double bedrooms and a family bathroom fitted with a white three piece suite comprising of; panelled bath, wash hand basin and WC. Externally the property offers a low maintenance front garden with a driveway to the side for a few vehicles. There is also the benefit of double gates opening to the rear garden. The rear garden is mainly laid to lawn with patio area and offers a high degree of privacy. Viewings come highly recommended to fully appreciate.

Broadstone, Middlesbrough, TS8 9XY

2 Bed - House - End Terrace

£152,500

EPC Rating: D

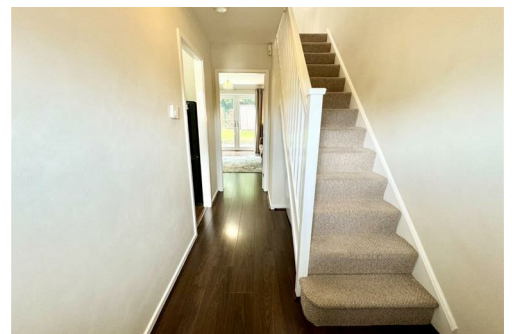
Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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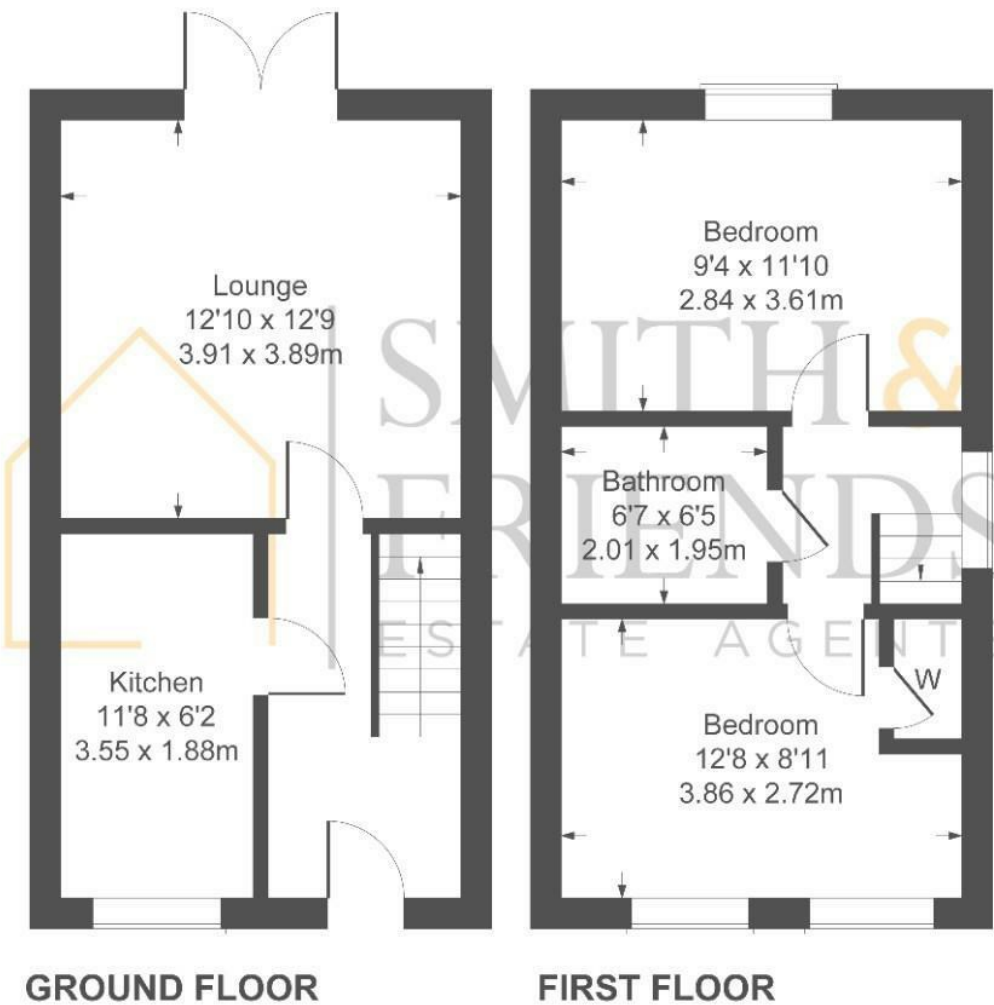
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Broadstone

Approximate Gross Internal Area
635 sq ft - 59 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

01642 313666

middlesbrough@smith-and-friends.co.uk

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