

Grassington Road, Middlesbrough, TS4 3ET
4 Bed - House - Semi-Detached
£179,950

Council Tax Band: A
EPC Rating: D
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS









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Smith & Friends are delighted to offer to the market this well presented and deceptively spacious four bedroom semi detached family home which is situated within a popular TS4 residential area and within close proximity to local amenities. The generous living accommodation briefly comprises; entrance hall with stairs to the first floor, two spacious reception rooms, a modern well equipped kitchen with separate utility/second kitchen, separate downstairs WC and useful sunroom. To the first floor landing are four well-proportioned bedrooms and a modern bathroom. Externally the property is situated on a sought after plot, providing parking for a number or vehicles. To the rear is an attractive, low maintenance garden which is paved, with astro-turf, grass lawn and stoned areas. Viewings come highly recommended to fully appreciate.





















Approximate total area(1)

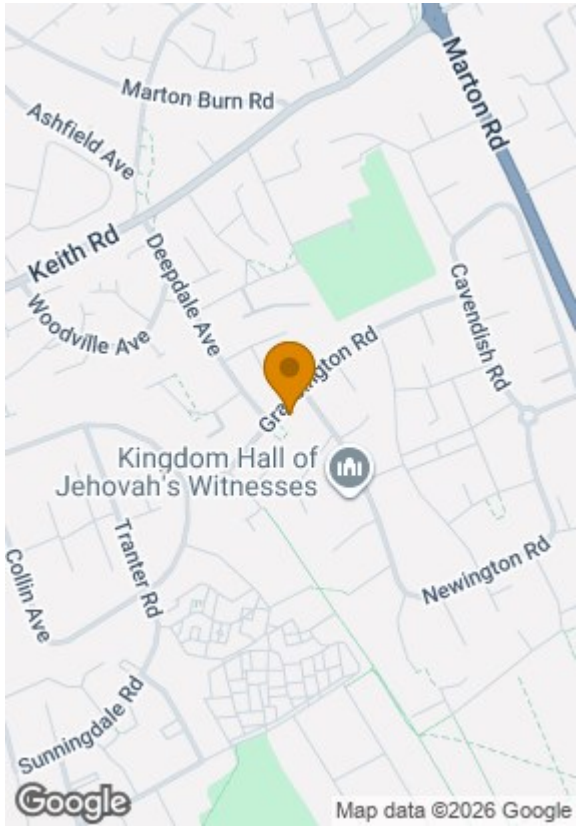
1190 ft²

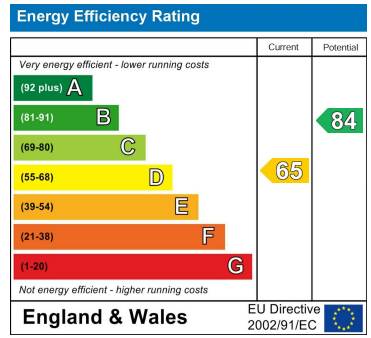
110.6 m²

(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.

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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. 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.

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