



****CHAIN FREE**** Traditional bay fronted three bed semi that comes with viewing recommended. Well positioned within this popular area of Linthorpe, Generously proportioned rooms, uPVC DG and GCH.

The accommodation briefly comprises of: Entrance Hall, lounge, separate dining room, breakfast kitchen, landing three bedrooms, family bathroom separate toilet.

Externally there is an enclosed rear garden, the front garden is laid to lawn with driveway.

Fairfield Avenue, Middlesbrough, TS5 5HB

3 Bed - House

£140,000

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



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GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE
12'7 x 11'10 (3.84m x 3.61m)

DINING ROOM
11'10 x 11 (3.61m x 3.35m)

KITCHEN
16' x 7'3 (4.88m x 2.21m)

FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)
13'2 x 10'9 (4.01m x 3.28m)

BEDROOM 2 (REAR)
11'10 x 10'7 (3.61m x 3.23m)


BEDROOM 3 (FRONT)
7'6 x 7'2 (2.29m x 2.18m)

FAMILY BATHROOM

EXTERNALLY



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, conveyancing and removal 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	77
England & Wales		EU Directive 2002/91/EC	

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX
01642 313666
middlesbrough@smith-and-friends.co.uk
www.smith-and-friends.co.uk

