



SMITH & FRIENDS are delighted to offer to the market this deceptively spacious three bedroom terraced property situated in Ormesby and offered with NO CHAIN INVOLVED. The property would appeal to a variety of buyers including first time buyers, investors or anyone looking to downsize. The home is in need of modernisation and updating throughout. The well cared for living accommodation briefly comprises entrance hall with stairs to the first floor, cosy living area and open plan kitchen/dining area with access to the garden. To the first floor landing are three bedrooms and bathroom/WC fitted with a three piece suite. Externally to the front of the property is a low maintenance garden with mature shrubs and to the rear is an enclosed low maintenance yard with a brick storage shed. Early viewings come highly recommended to avoid disappointment!

Staveley Walk, Middlesbrough, TS7 9JP

3 Bed - House - Terraced

£75,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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FRIENDS**
ESTATE AGENTS

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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.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 58 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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