



An ideal opportunity for a first time buyer, family or rental investor to purchase this delightful 3 bedroom mid-terrace house. The property boasts the the first floor three well-proportioned bedrooms and a 4 piece bathroom suite with separate shower cubicle. The inviting reception room with leads into a conservatory and functional kitchen. In addition there is a cloaks/w.c. and 2 useful storage cupboards to the ground floor.

Externally there are areas to the front and rear which are easily maintained.

Situated in a friendly neighbourhood, residents will benefit from local amenities, schools, and parks, all within easy reach. The property is well-connected to public transport links.

**Ainstable Road, Ormesby, Middlesbrough, TS7 9NE**

**3 Bed - House - Mid Terrace**

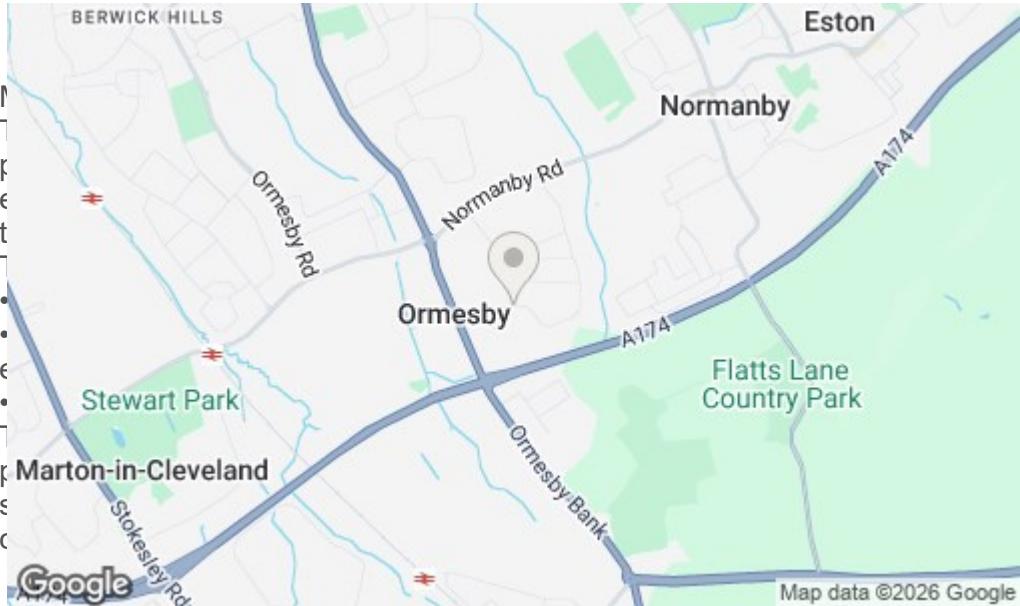
**Offers In The Region Of £110,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**

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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, 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	64	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			