



SMITH & FRIENDS are delighted to offer to the market this beautifully presented FOUR bedroom semi detached property offered with NO CHAIN INVOLVED. The home is situated in the ever so popular Linthorpe area and within easy reach to local amenities.

The floorplan is spread over 1582.29 square feet allowing for plenty of space and natural light, not forgetting its original features such as stain glass windows and high ceilings. Boasting a total of four bedrooms and two bathrooms, the house accommodates your needs and would appeal to a variety of buyers especially families. The generous ground accommodation briefly comprises; lengthy entrance hallway with stairs to the first floor, stunning open plan, fully equipped kitchen with a fantastic living space and dining area with access to the garden, a separate living room with a log fire that creates a warm and inviting atmosphere and a useful utility room/WC. To the first floor landing are four bedrooms, two of the double bedrooms with Juliet balconies and views of the lovely rear garden and an en suite to the master bedroom, and a separate family bathroom comprising of a modern four piece suite. Externally to the front of the property is a well kept garden surrounded by a wrought iron wall and parking to the side for one vehicle. To the rear of the property is a larger than average garden which is mainly laid to lawn with mature shrubs and trees. There is also the benefit of an exceptional summer house which is currently used as a bar and perfect for entertaining and also includes additional storage. Viewings come highly recommended to fully appreciate the internal layout and décor.

**Grosvenor Road, Middlesbrough, TS5 5BU**

**4 Bedroom - House - Semi-Detached**

**£259,950**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: B**



**SMITH &  
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. We 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		82
(81-91) B		
(69-80) C	72	
(55-68) D		
(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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