



A spacious and very well presented 3 bedroom semi detached family home. The property internally comprises of entrance hallway, lounge, kitchen/dining area, utility, landing, 3 bedrooms and bathroom/w.c. Externally there are gardens to front and rear. Situated within easy reach of Albert Park and amenities along with bus routes to surrounding areas. The property has wardrobe/storage in every bedroom and in bedroom 3 the depth of the walk in wardrobe is larger than normal hence this could be easily removed or made smaller to fit a bed. In addition there is a raised front aspect over a green area. Early viewing is highly recommended in order to avoid disappointment.

**Cheltenham Close, Middlesbrough, TS5 6LX**

**3 Bed - House - Semi-Detached**

**£165,000**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**



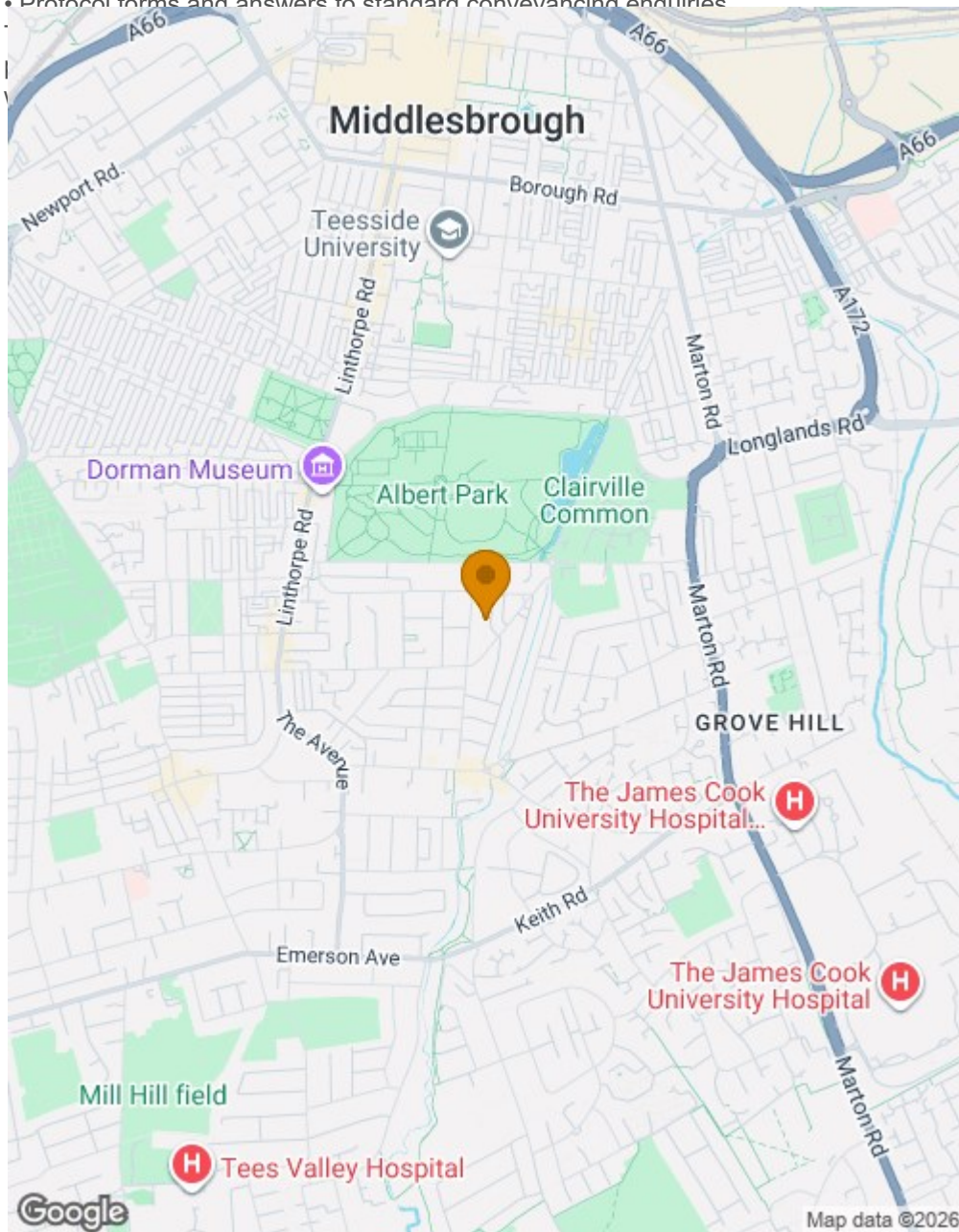
**SMITH &  
FRIENDS**  
ESTATE AGENTS

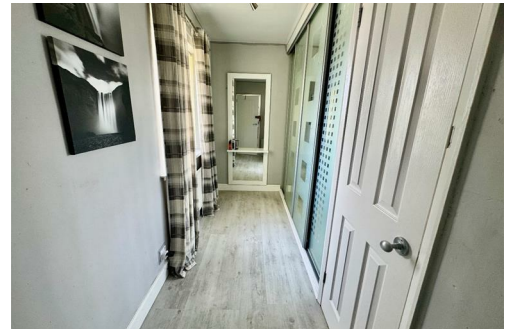
# Cheltenham Close, Middlesbrough, TS5 6LX




**Note**  
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the transactional process. The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

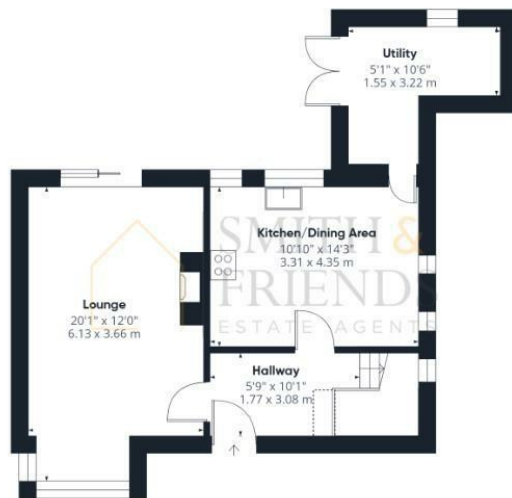




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Cheltenham Close, Middlesbrough, TS5 6LX



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

976 ft<sup>2</sup>  
90.8 m<sup>2</sup>

Reduced headroom

4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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