



****CHAIN FREE**** In our opinion this lovely Two bedroomed terraced property would make an ideal first property or investment opportunity. Close to local schools, main commuter routes and amenities viewing is strongly recommended. Benefiting from uPVC DG and GCH the layout comprises of: Entrance, lounge, dining room and kitchen. To the first floor there are 2 Double bedrooms and three piece white and chrome suite. Externally there is an enclosed rear garden and an open plan front garden.

Eccleston Walk, Middlesbrough, TS4 3RQ
2 Bed - House - Terraced
Chain Free £90,000
EPC Rating: C
Council Tax Band: A
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Eccleston Walk, Middlesbrough, TS4 3RQ

GROUND FLOOR

ENTRANCE

LOUNGE

12'9 x 11'10 (3.89m x 3.61m)

DINING AREA

8' x 5'11 (2.44m x 1.80m)

KITCHEN

9'6 x 8'3 (2.90m x 2.51m)

FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

14'10 x 9'10 (4.52m x 3.00m)

BEDROOM 2 (REAR)

13'7 x 8'6 (4.14m x 2.59m)

FAMILY BATHROOM

EXTERNALLY

Marketing Materials

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

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.



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		82
(81-91) B		
(69-80) C	74	
(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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