



Smith & Friends are delighted to offer for sale this three bedroom end of terrace house which offers the benefit of NO CHAIN INVOLVED and occupies a fantastic corner plot. This is an excellent opportunity for families/investors looking to fully modernise and viewings come highly recommended to fully appreciate. . The property is conveniently located within easy reach to a variety of local amenities, including shops, schools, parks and James Cook University Hospital. The living accommodation briefly comprises; hallway with stairs to the first floor, downstairs WC, two reception rooms, fitted kitchen, three first floor bedrooms and bathroom/WC. Externally to the rear is a enclosed garden laid to lawn with patio area and lined with mature shrubs. There is also the addition is a single detached garage with a parking space and two useful outhouses. There is also permit parking on nearby Roads.

**Bollington Road, Middlesbrough, TS4 3NF**  
**3 Bed - House - End Terrace**  
**O.I.R.O £80,000**  
**EPC Rating:**  
**Council Tax Band: A**  
**Tenure: Freehold**



# Bollington Road, Middlesbrough, TS4 3NF



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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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