



SMITH AND FRIENDS are delighted to offer to the market this spacious three bedroom semi detached home situated on an excellent plot in the ever so popular Tollesby area. The home is within easy reach to local amenities, shops and well regarded schools. In brief the living accommodation briefly comprises; lengthy entrance hallway with stairs to the first floor, a generous size lounge area which has ample room for dining furniture also and a fully equipped fitted kitchen with access to the garden. To the first floor are three bedrooms and a master bedroom fitted with a white three piece suite comprising of; panelled bath with shower over, WC and pedestal wash hand basin. Externally to the front of the property is a garden, mainly laid to lawn with off road parking to the side of the property for approx. 2-3 cars leading to the detached single garage. To the rear of the property is a fantastic and rear garden which is mainly laid to lawn with mature shrubs, trees and borders.

CONTACT SMITH AND FRIENDS ON 01642 313666 TO ARRANGE VIEWING. I

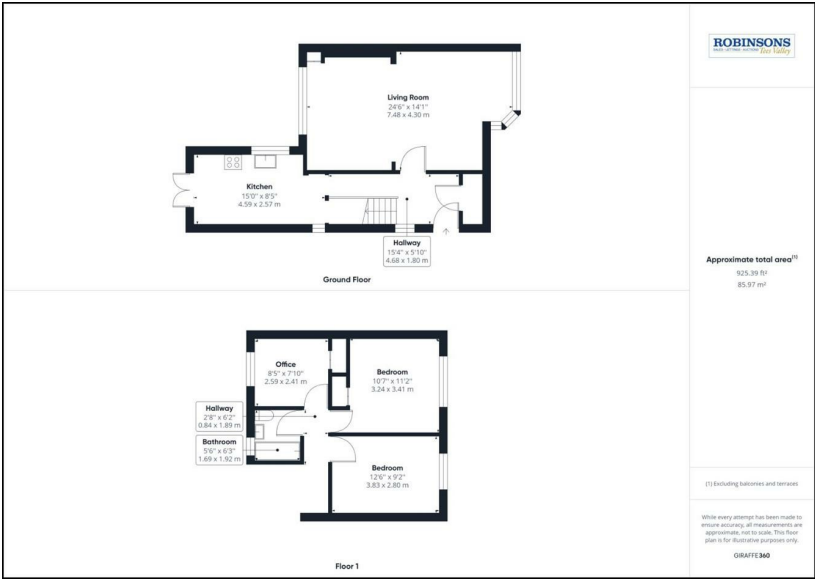
Glendale Road, Middlesbrough, TS5 7QB
 3 Bed - House - Semi-Detached
 £160,000
 EPC Rating
 Council Tax Band B
www.smith-and-friends.co.uk



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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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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