

Easby Avenue, TS5 7NS
3 Bed - House - Semi-Detached
£189,950

Council Tax Band: B
EPC Rating: D
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS









Easby Avenue, TS5 7NS

*** NO CHAIN SALE ***
*** IDEAL FOR INVESTMENT OPPORTUNITY ***

On the market, this three bedroom semi-detached house, which is also conveniently located within easy reach to local schools, shops and James Cook Hospital, and with good access to the A19 and A66, whilst also within walking distance of some good primary and secondary schooling.

The property briefly comprises of; entrance hall, downstairs wet room / WC, large living / dining room, separate kitchen.
The first floor provides a landing with three bedrooms and a three piece family bathroom.

Externally, the property has ample of off-street parking with driveway, and detached garage, including a lawn area. To the rear of the property is a raised patio area and lawn area.

For a viewing contact SMITH & FRIENDS - Estate Agents Middlesbrough, Early viewing is highly recommended.







GROUND FLOOR

Hallway
5'9" x 10'10" (1.76m x 3.32m)

Living / Dining Room
12'3" x 23'7" (3.75m x 7.19m)

Bathroom
5'4" x 9'8" (1.63m x 2.97m)

Kitchen
8'9" x 12'2" (2.69m x 3.72m)

FIRST FLOOR

Landing
5'9" x 8'5" (1.77m x 2.57m)

Bedroom 1
12'5" x 9'9" (3.81m x 2.98m)

Bedroom 2
10'4" x 11'5" (3.16m x 3.49m)

Bedroom 3
8'1" x 8'7" (2.47m x 2.64m)

Family Bathroom
5'10" x 5'11" (1.78m x 1.82m)

DETACHED GARAGE
19'2" x 13'6" (5.86m x 4.13m)







Approximate total area(1)

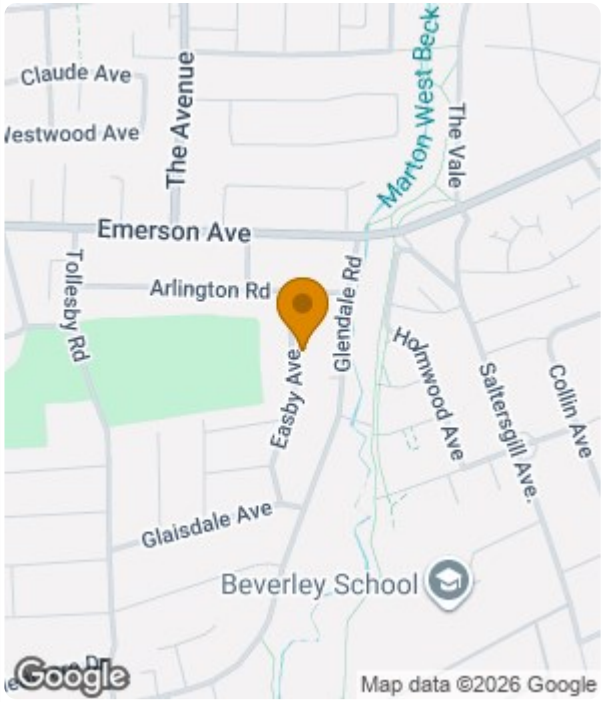
1145 ft²

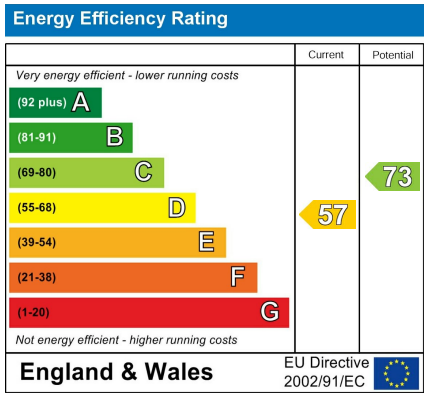
106.4 m²

(1) Excluding balconies and terraces

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.

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX
Tel: 01642 313666
middlesbrough@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS ESTATE AGENTS