

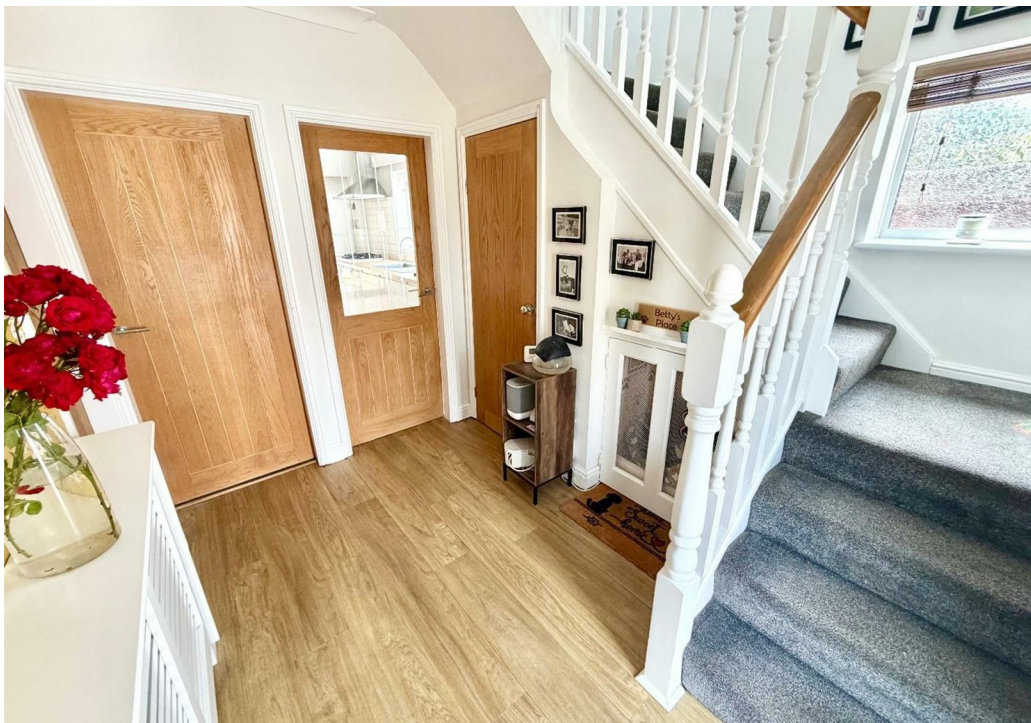


Asterley Drive, Middlesbrough, TS5 8QD
3 Bed - House - Semi-Detached
£195,000

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



SMITH &
FRIENDS
ESTATE AGENTS



Asterley Drive, TS5 8QD

A modernised three-bedroom semi-detached house located on Asterley Drive in the desirable area of Middlesbrough. This property is perfectly positioned within easy reach of local amenities and schools, making it an ideal choice for families and professionals alike.

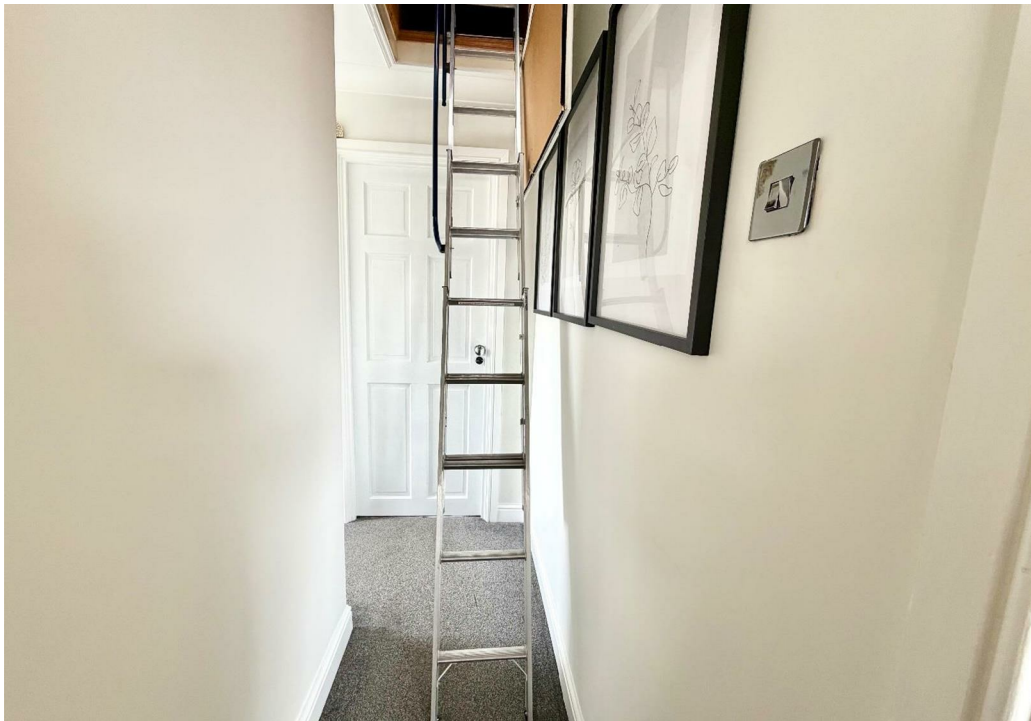
As you enter the home, on the ground floor you will find a generous hall with stairs to the first floor, downstairs WC, two spacious reception rooms, the sunroom featuring a hard roof which enjoys views of the garden and a fully equipped kitchen, complete with a dining area, is perfect for family meals and gatherings. To the first floor landing are three bedroom, a fully boarded loft and a modern shower room.

The attractive mature garden is a standout feature of this property, boasting established trees and shrubs that create a serene outdoor space. It is also an excellent area for children to play.

Additionally, the property benefits from a driveway at the front, providing convenient off-street parking for 2 cars. There is also a brick and timber storage shed to the side, which presents a variety of potential uses, whether for storage or as a workshop.







Storage Outhouse

19'11" x 6'3"
6.09 x 1.93 m

SMITH &
FRIENDS
ESTATE AGENTS



Approximate total area⁽¹⁾

125 ft²
11.6 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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