



An immaculate 3 bedroom semi detached family home. The property has been refurbished to a very good standard throughout with a newly fitted kitchen, bathroom and gas boiler for central heating. All floor coverings are newly laid and the gardens are good size to front and rear. The property would be an ideal purchase for a first time buyer, young family or rental investor looking for a turn key property investment.

Viewing is highly recommended and it is a property that truly deserves your attention. Don't miss the chance to make this house your home.

Portrush Close, Middlesbrough, TS4 3HY

3 Bed - House - Semi-Detached

£127,500

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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ESTATE AGENTS

Portrush Close, Middlesbrough, TS4 3HY



Entrance Hallway
10'6" x 5'8" (3.22 x 1.75)

Lounge
19'8" x 11'11" (6 x 3.65)

Kitchen/Dining Area
14'0" x 10'8" (4.29 x 3.27)

Rear Lobby
10'8" x 4'5" (3.27 x 1.36)

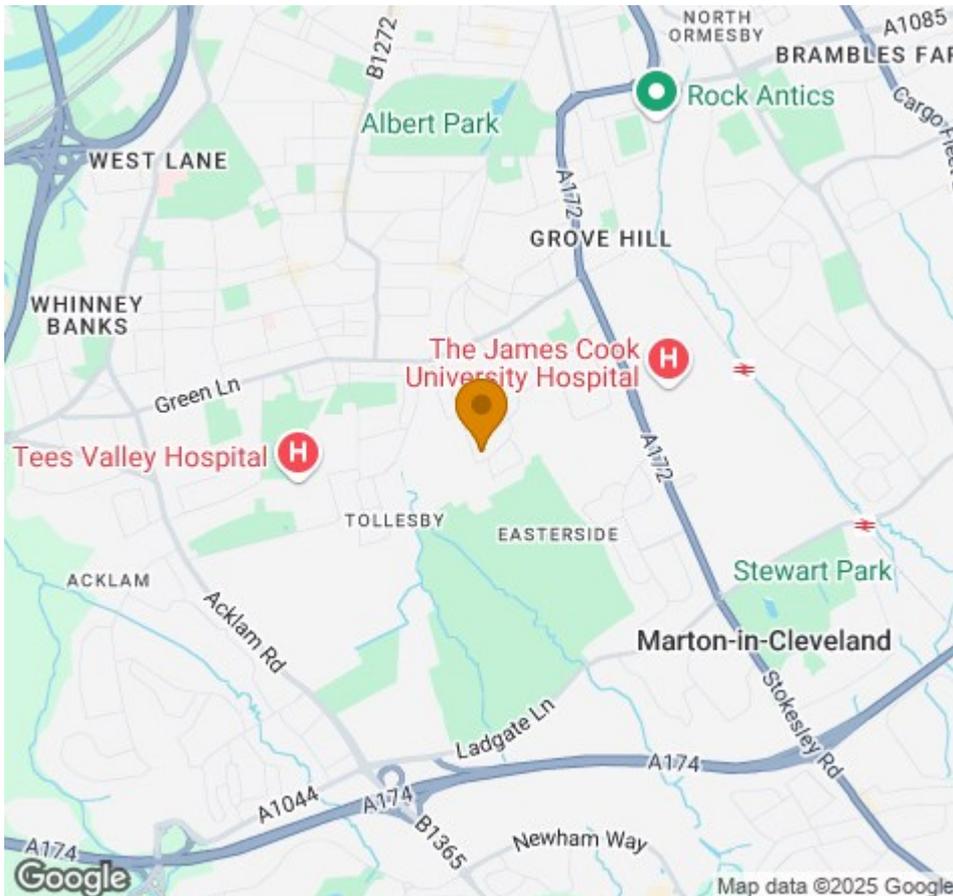
Landing
11'2" x 4'0" (3.42 x 1.24)

Bedroom 1
14'1" x 9'8" (4.31 x 2.97)

Bedroom 2
10'4" x 10'2" (3.15 x 3.12)

Bedroom 3
9'10" x 6'7" (3.01 x 2.03)

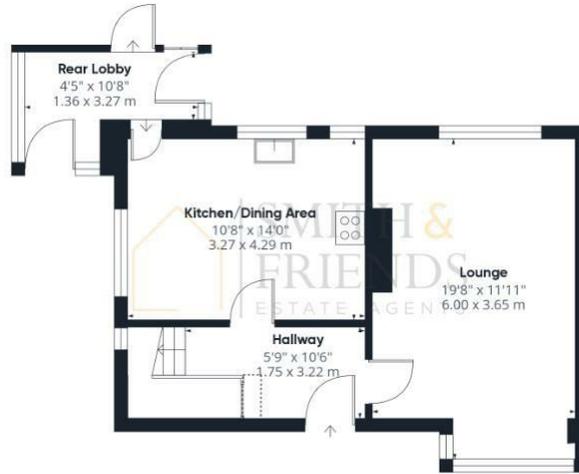
Bathroom/w.c.
6'1" x 5'6" (1.87 x 1.70)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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Ground Floor



Floor 1

Approximate total area⁽¹⁾

928.16 ft²
86.23 m²

Reduced headroom

2.66 ft²
0.25 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.

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