



SMITH & FRIENDS are delighted to offer to the market this upgraded three bedroom end terrace property situated in this popular estate in Stokesley. The home would appeal to a variety of buyers and within easy access to the ever so popular Stokesley high street which offers an array of amenities. The well proportioned property occupies an excellent corner plot and offered with the benefit of NO CHAIN INOVLED. The home has been fully refurbished including new bathroom, new kitchen, fully re carpeted and painted neutrally throughout. The fully modernised living accommodation briefly comprises; entrance hallway with stairs to the first floor, good size lounge, fantastic open plan kitchen/diner with island unit and access to the rear. To the first floor landing are three bedrooms and an attractive family bathroom/WC fitted with a three piece suite. Externally to the front of the property is an extensive garden and to the rear is a low maintenance garden which is fully paved. Viewings come highly recommended to fully appreciate.

**Sowerby Crescent, Middlesbrough, TS9 5EQ**

**3 Bed - House**

**Offers In Excess Of £115,000**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**

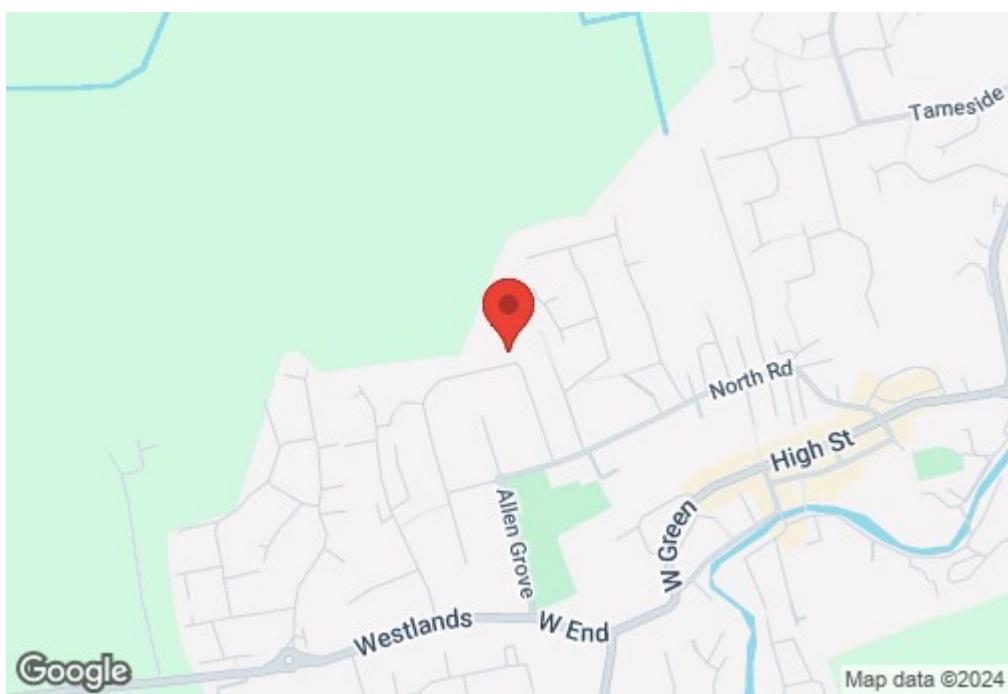


**SMITH &  
FRIENDS**  
ESTATE AGENTS

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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 and conveyancing 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		86
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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