

A deceptively spacious two bedroom mid terraced home perfectly suited to first time buyers getting on the property ladder, down sizers and buy to let investors - NO CHAIN AND WITH OFFERS CONSIDERED this is an excellent buy for anybody! Comprising in brief; Entrance hall, guest WC, L shaped living room/diner, breakfast kitchen with built in hob, oven and extractor, two generous sized bedrooms, white suite bathroom, front & rear lawned gardens. VIEWING AVAILABLE NOW!

**Grange Farm Road, Middlesbrough, TS6 7HP**

**2 Bed - House**

**£72,500**

**EPC Rating: C**

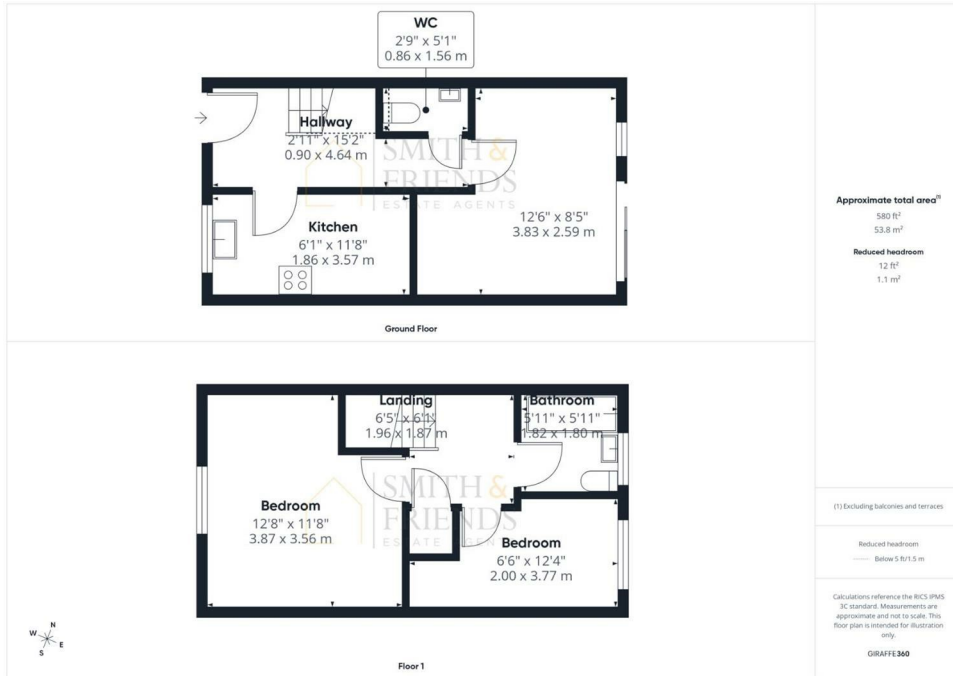
**Council Tax Band: B**

**Tenure: Freehold**



# Grange Farm Road, Middlesbrough, TS6 7HP

- Entrance Hallway
- Downstairs Toilet
- Lounge
- Kitchen
- First Floor
- Landing
- Bedroom 1 ( front)
- Bedroom 2 ( rear)
- Family Bathroom
- Externally



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                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 92        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 78                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  |                         |           |
|   |  | EU Directive 2002/91/EC |           |

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