



Smith & Friends are delighted to offer to the market this well presented one bedroom terraced property situated within a quiet cul-de-sac in Stainton. The deceptively spacious living accommodation briefly comprises; living room with staircase to the first floor, modern fitted kitchen, one bedroom to the first floor and modern shower room. Externally to the front of the property there is adequate outside space/seating area. Viewings come highly recommended to fully appreciate.

Cedarwood Glade, Stainton, Middlesbrough, TS8 9DJ

1 Bed - House - Terraced

£95,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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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, 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	74
EU Directive 2002/91/EC			

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