



Built by 'Gleeson' homes this modern and spacious semi-detached house is close to local amenities and schools. Ideally suited for a first time buyer or growing family , viewing is recommended .

Comprising entrance hall, WC, lounge and kitchen/diner with a comprehensive range of wall, base and drawer units. To the first floor has three bedrooms and family bathroom with a modern white suite.

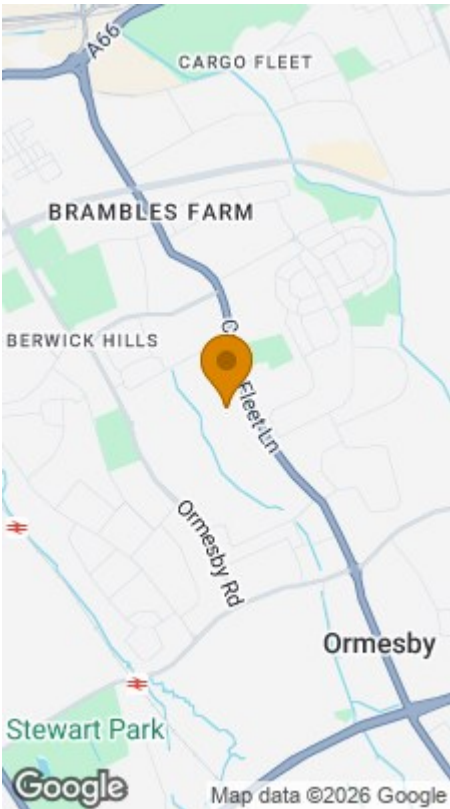
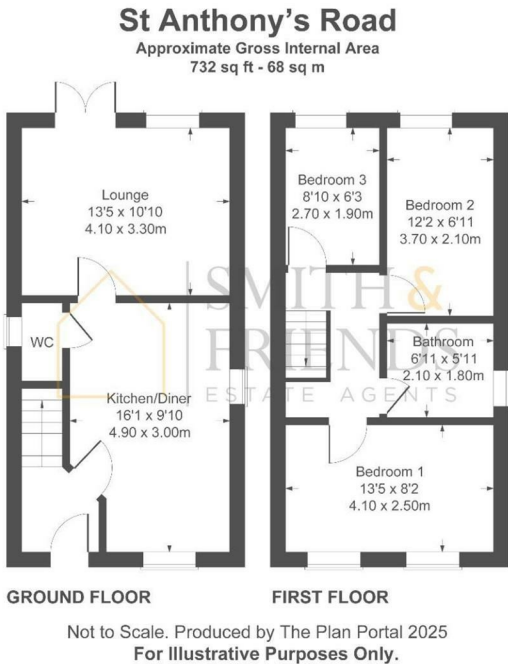
Externally - enclosed rear garden, open plan front garden with off street parking for two cars.

St. Anthony's Road, Middlesbrough, TS3 8PF
3 Bed - House - Semi-Detached
£125,000
EPC Rating: B
Council Tax Band: B
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

St. Anthony's Road, Middlesbrough, TS3 8PF

- GROUND FLOOR
- ENTRANCE HALL
- DINING KITCHEN
16'1 x 9'10 (4.90m x 3.00m)
- DOWNSTAIRS TOILET
- LOUNGE
13'5 x 10'10' (4.09m x 3.30m')
- FIRST FLOOR
- BEDROOM 1
13'5 x 8'2 (4.09m x 2.49m)
- BEDROOM 2
12'2 x 6'11 (3.71m x 2.11m)
- BEDROOM 3
8'10 x 6'3 (2.69m x 1.91m)
- FAMILY BATHROOM



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		95
(81-91) B		82
(69-80) C		
(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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