

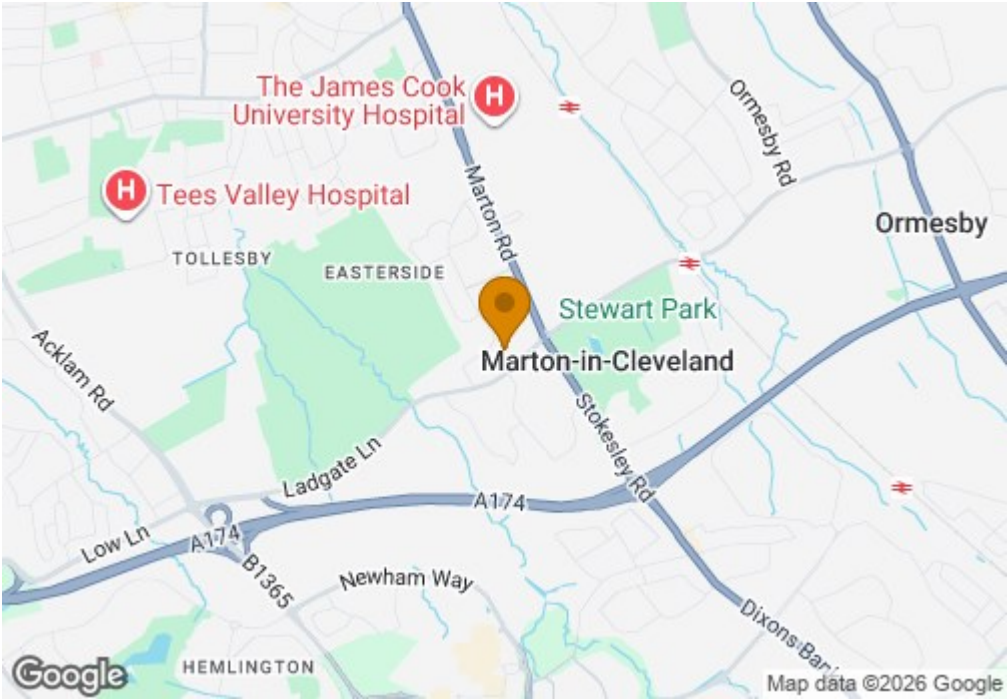


An ideal opportunity for a first time buyer or rental investor to purchase this well presented 3 bedroom mid terrace house. The property internally comprises of entrance, lounge, kitchen, landing, 3 bedrooms and bathroom/w.c. Externally there are gardens to front and rear. The property benefits from gas central heating, double glazing and is within easy access of local amenities. The property also has the benefit of solar panels.

Kesteven Road, Middlesbrough, TS4 3QF
3 Bed - House - Mid Terrace
£87,500
EPC Rating: C
Council Tax Band: A
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Kesteven Road, Middlesbrough, TS4 3QF



Approximate total area⁽¹⁾
678 ft²
62.9 m²



(1) Excluding balconies and terraces
Calculations reference the BIC3 (PAS 55) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

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	73	74
EU Directive 2002/91/EC		



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.