



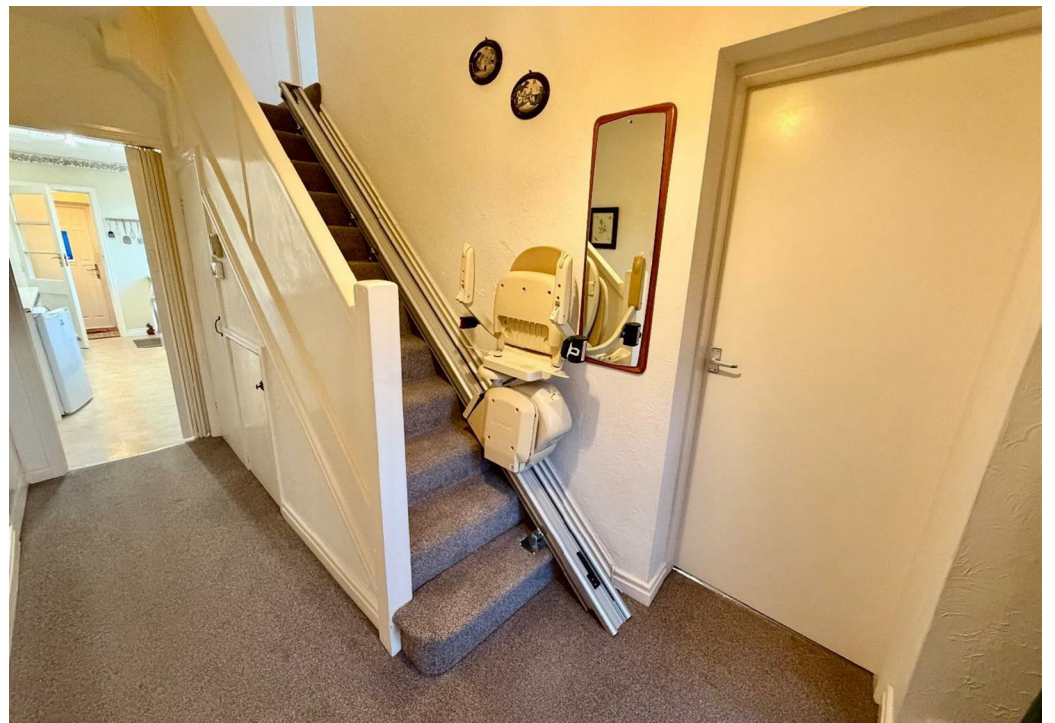
**Banbury Grove, Middlesbrough, TS5 8PE**  
**4 Bed - House - Semi-Detached**  
**Starting Bid £240,000**

**Council Tax Band: C**  
**EPC Rating:**  
**Tenure: Freehold**



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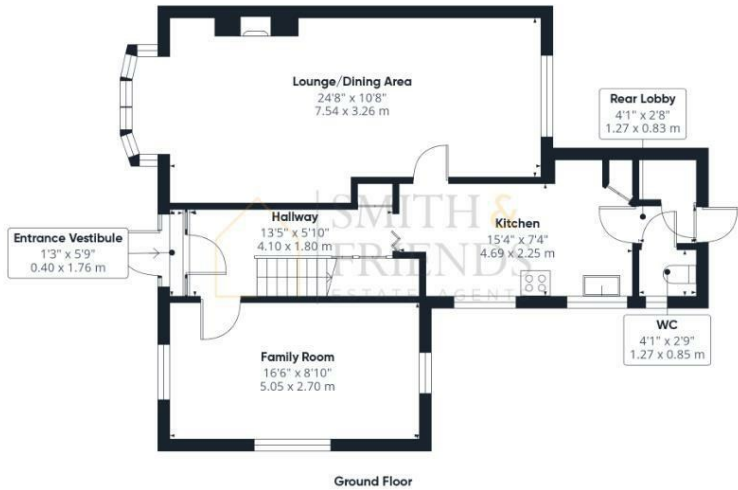
# Banbury Grove, TS5 8PE

\*\*\* FOR SALE VIA AUCTION \*\*\* STARTING BID £250,000 \*\*\*

A rarely available 4 bedroom extended semi detached house situated on a fantastic corner plot. This delightful property offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed reception rooms provide ample space for relaxation and entertaining, making it easy to host gatherings with friends and family. In addition there is a kitchen and cloaks/w.c. to the ground floor and a bathroom and shower room/w.c. to the first floor.

For those with vehicles, the property boasts ample parking with a good size driveway and single garage access from the side leading to rear and side gardens. The gardens are to the front, side and rear. The location is well-connected, providing easy access to local amenities, schools, and transport links, making it a practical choice for both commuters and families alike.

\*\*\* PLEASE REFER TO AUCTIONEER COMMENTS \*\*\*



Approximate total area<sup>m</sup>  
1366 ft<sup>2</sup>  
127.1 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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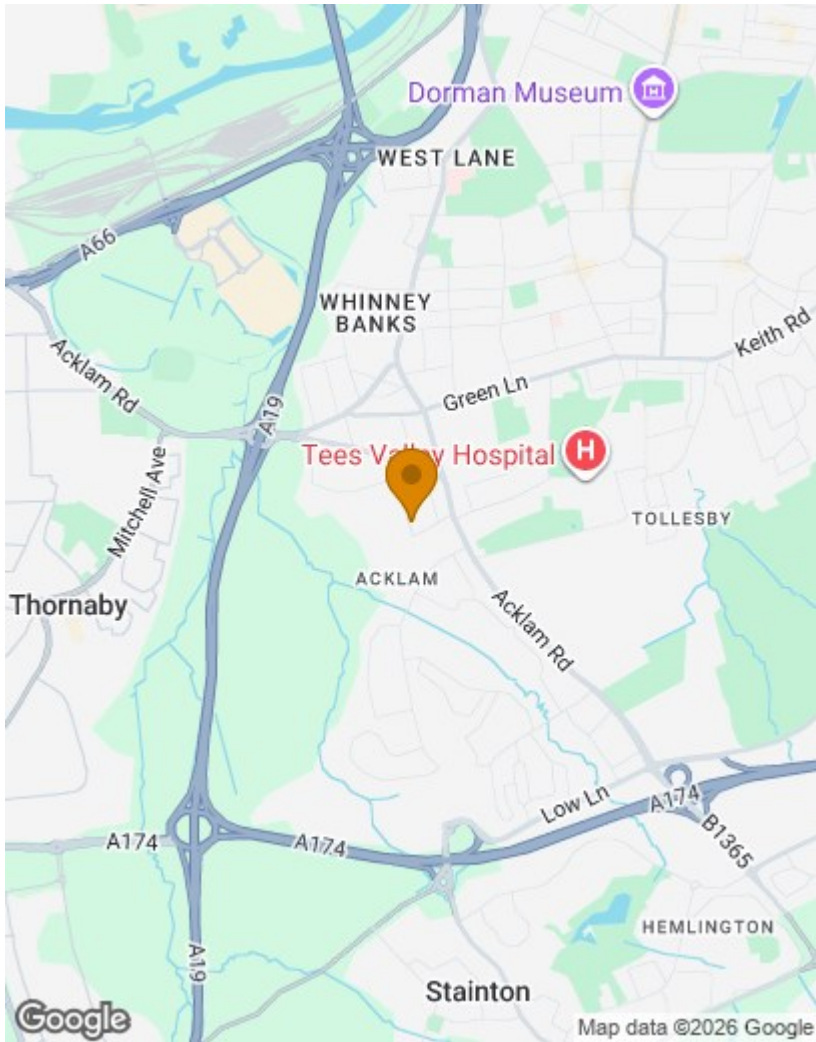












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU 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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

**26 Stokesley Road, Marton, Middlesbrough, TS7 8DX**  
**Tel: 01642 313666**  
**middlesbrough@smith-and-friends.co.uk**  
**www.smith-and-friends.co.uk**

