



**Chippenham Road, Easterside, TS4 3PH**  
**3 Bed - House**  
**£125,000**

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



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



## Chippenham Road, Easterside, TS4 3PH

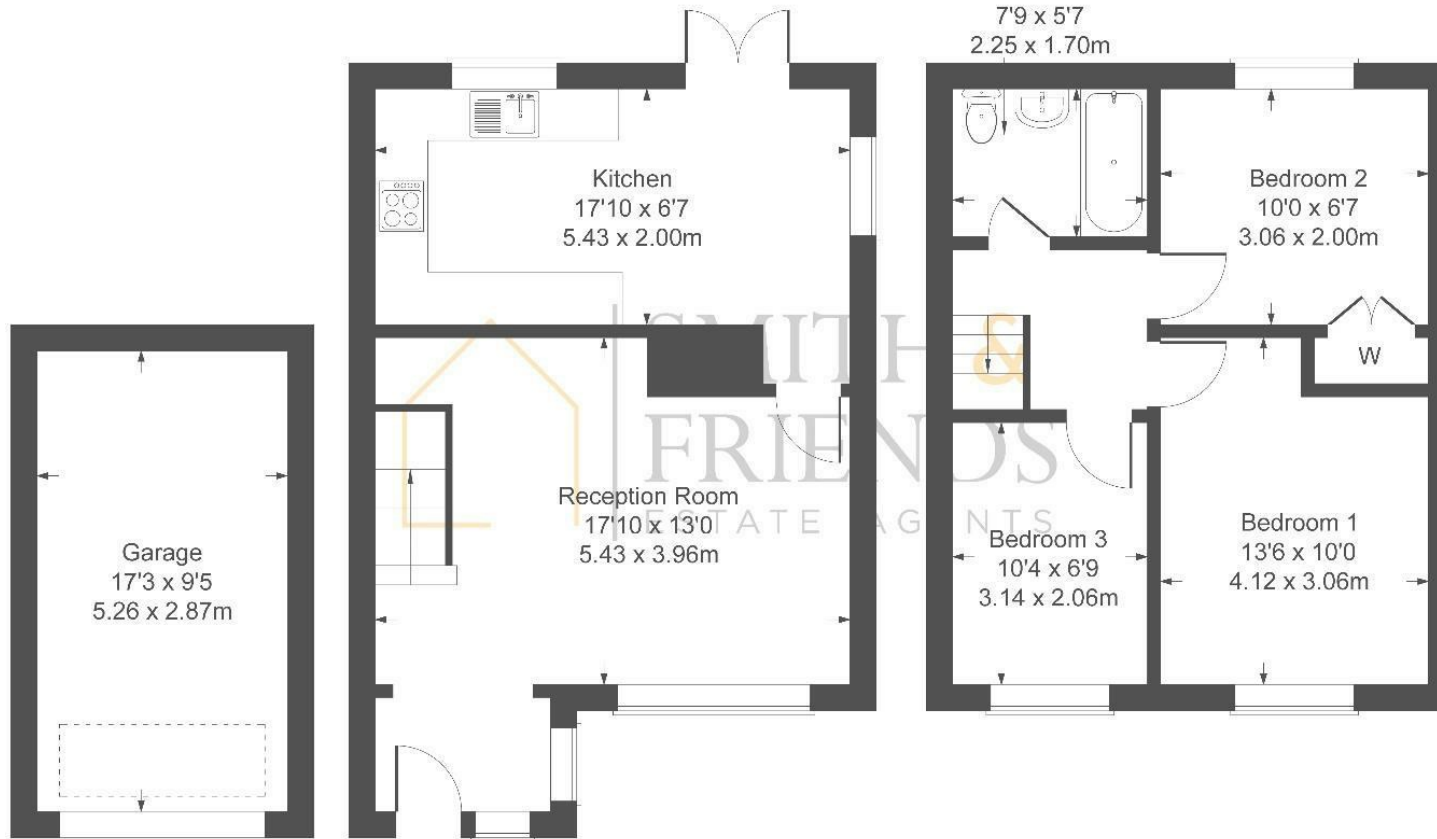
SMITH & FRIENDS are delighted to offer to the market this upgraded three bedroom semi detached house property which is located in the popular Easterside area of Middlesbrough. within walking distance of James Cook hospital other local amenities and schools, well presented throughout and briefly comprises of entrance porch leading through to good size lounge with stairs to the first floor landing, well equipped kitchen/diner with French doors opening onto the rear garden. To the first floor landing are three spacious bedrooms a refitted modern bathroom suite fitted with a white and chrome three piece suite.

Positioned on a favourable corner plot the rear garden is ideal for entertaining, being mainly laid to lawn with a paved patio area. The front garden is laid to lawn with driveway and garage access to the side.



# Chippenham Road

Approximate Gross Internal Area  
990 sq ft - 92 sq m

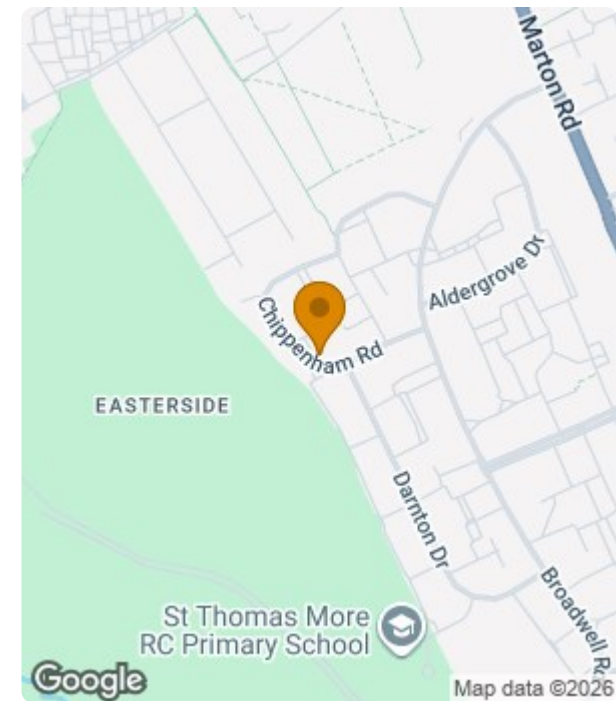


**GARAGE**

**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</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.

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