



An ideal opportunity for a first time buyer or young family to purchase this modern and well presented, spacious 3 bedroom semi detached house with driveway and single garage. The property is ideally situated for easy commuting as its within easy access of the A66 and local transport links. The accommodation comprises entrance hallway, kitchen/dining area, cloaks/w.c., lounge with french doors leading to the good size rear garden. To the first floor are three well proportioned bedrooms with a family bathroom/w.c. The property benefits from upvc double glazing and an efficient gas central heating system. The property has an EPC rating of B which is another positive feature of this energy efficient property.

Mannion Way, Middlesbrough, TS4 2GW

3 Bed - House - Semi-Detached

£169,995

EPC Rating: B

Council Tax Band: B

Tenure: Freehold



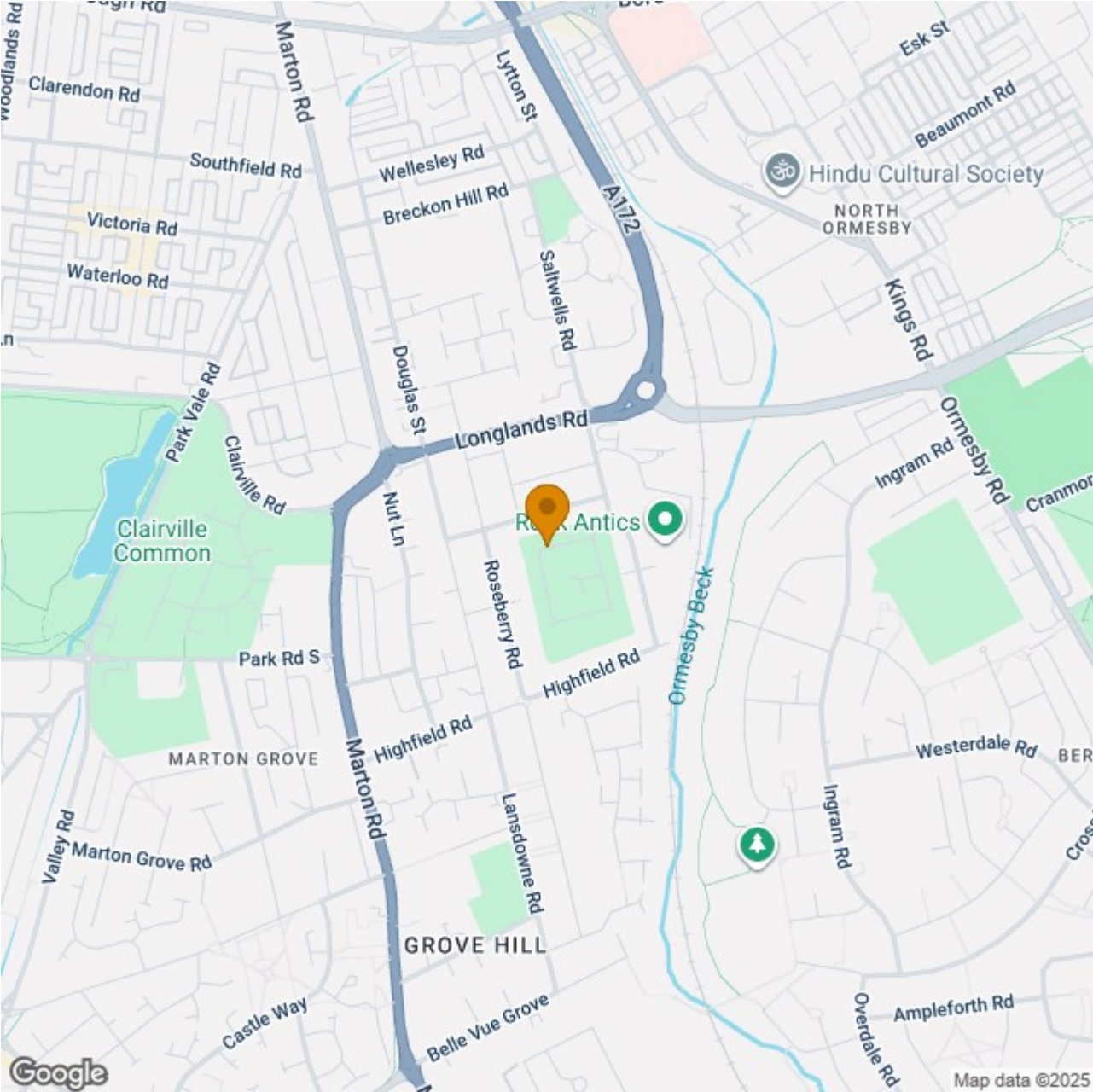
**SMITH &
FRIENDS**
ESTATE AGENTS

Mannion Way, Middlesbrough, TS4 2GW



www.smith-and-friends.co.uk

Mannion Way, Middlesbrough, TS4 2GW



www.smith-and-friends.co.uk

Mannion Way, Middlesbrough, TS4 2GW



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

01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk

