

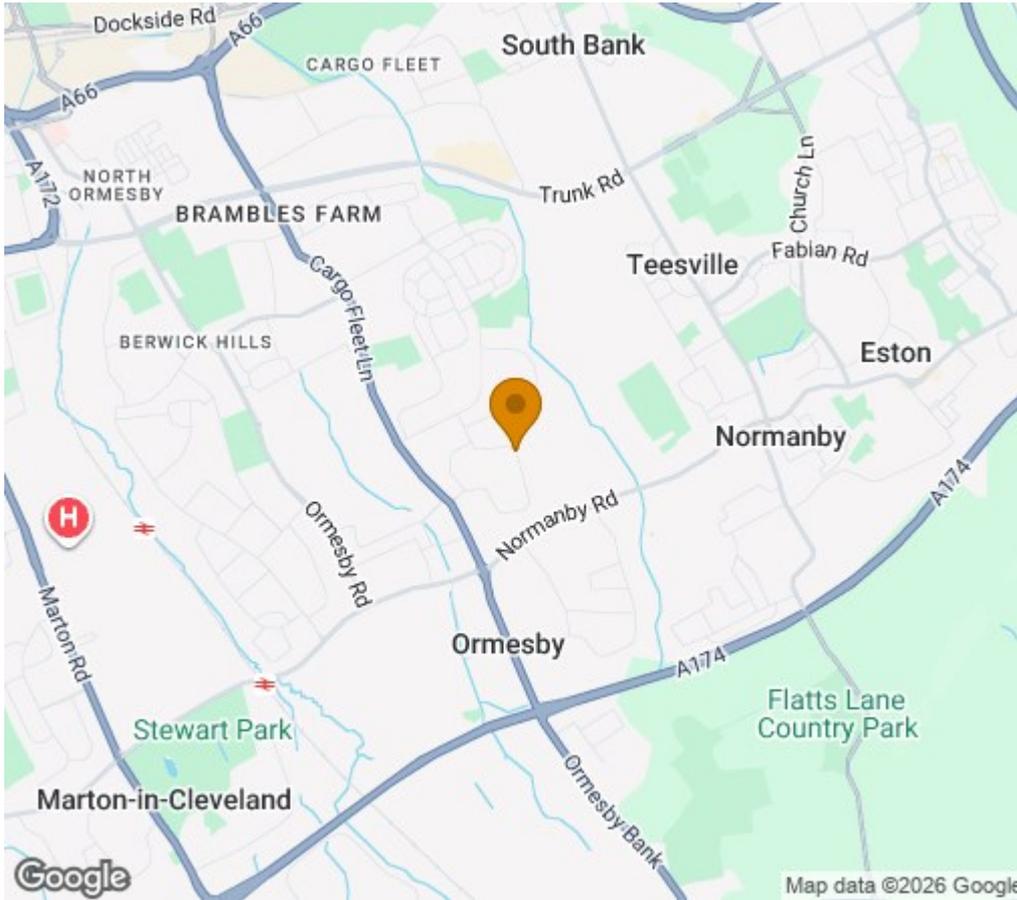


A 3 bedroom mid terrace house comprising of entrance, lounge, kitchen/dining area, rear lobby, landing, 3 bedrooms and bathroom/w.c. The property would be an ideal purchase for a first time buyer or rental investor and benefits from gas central heating, upvc double glazing in addition to a modern kitchen and bathroom. Externally there are easily maintained areas to the front and rear.

**Fulbeck Road, Middlesbrough, TS3 0RR**  
**3 Bed - House - Mid Terrace**  
**£99,950**  
**EPC Rating: C**  
**Council Tax Band: A**  
**Tenure: Freehold**



# Fulbeck Road, Middlesbrough, TS3 0RR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	83
(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

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.

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