



SMITH & FRIENDS are delighted to offer to the market this well presented three bedroom end of terrace family home situated on the Hemlington Grange estate and would appeal to a variety of buyers especially, growing families or investors. The spacious living accommodation briefly comprises; entrance hall, downstairs WC, living room, open plan kitchen/diner with access to the garden, three good size bedrooms with an en suite to the master bedroom and a family bathroom fitted with a three piece suite. EN-SUITE MASTER BEDROOM and family bathroom. Externally to the rear of the property is a low maintenance garden which is mainly laid to lawn and there are two parking spaces to the front of the property.

Carson Place, Middlesbrough, TS8 9RL

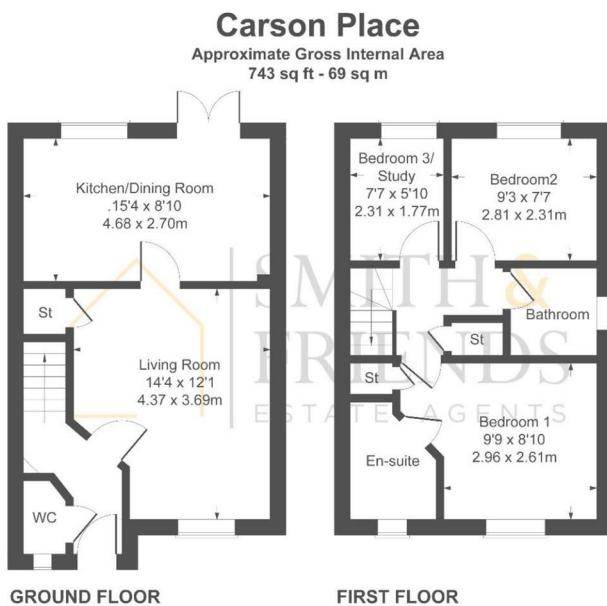
3 Bed - House - End Terrace

£160,000

EPC Rating: B

Council Tax Band: D

Tenure: Freehold



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		83
(69-80)	C		
(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