



CHAIN FREE - Ideally located within walking distance of James Cook Hospital, local amenities and easy access to main commuter routes. In our opinion this property would make an ideal first purchase or Buy to Let. Briefly comprising of: Entrance hall, lounge, dining area and kitchen, to the first floor there are 2 double bedrooms and family bathroom. Externally there are gardens to front and rear.

Oakworth Green, Middlesbrough, TS4 3ES

2 Bed - House

Chain Free £80,000

EPC Rating: C

Council Tax Band: A


Tenure: Freehold



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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		
(81-91)	B		
(69-80)	C		
(55-58)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	79
		EU Directive 2002/91/EC	

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