



We are acting in the sale of the above property and have received an offer of £165,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

SMITH & FRIENDS are delighted to offer to the market this generous four bedroom terraced property situated on Oxford Road in Linthorpe. The property is offered with NO CHAIN INVOLVED and located within close proximity to local amenities and well regarded schools. The living accommodation briefly comprises; entrance hallway with stairs to the first floor landing, two spacious reception rooms, a further dining room and a fitted kitchen. To the first floor landing are four bedrooms and a family shower room. Externally to the front is a mature small garden and to the rear is a generous size plot laid with artificial lawn and a paved area. Early viewing comes highly recommend to fully appreciate.

PLEASE NOTE THE PROEPRTY WILL BE SOLD AS SEEN.

Oxford Road, Middlesbrough, TS5 5DZ

4 Bed - House - Mid Terrace

Reduced To £175,000

EPC Rating: D

Council Tax Band: D

Tenure: Freehold



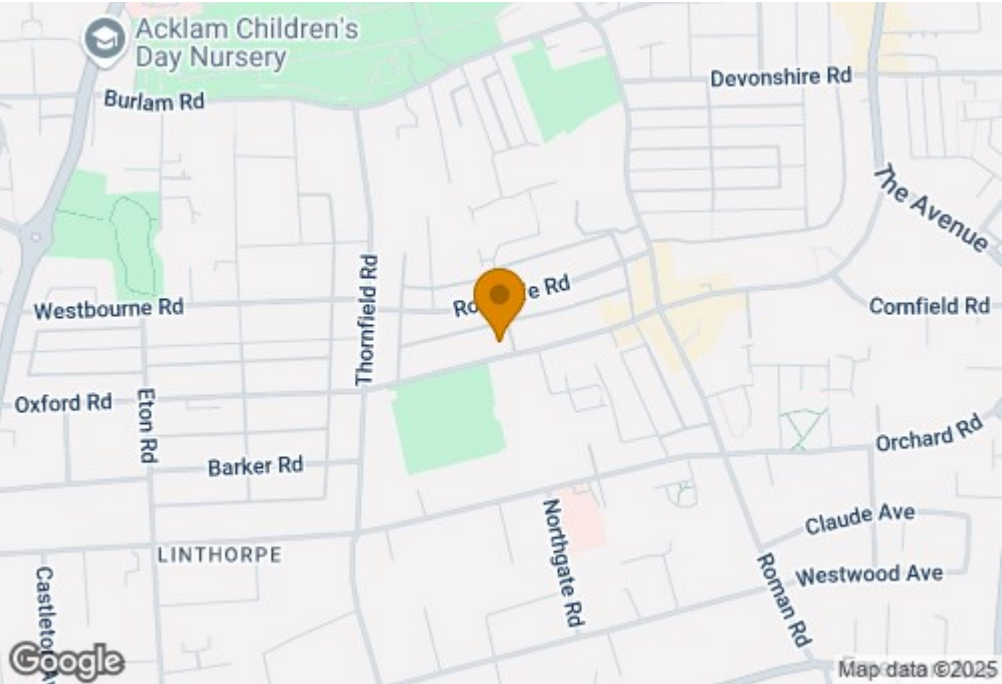
**SMITH &
FRIENDS**
ESTATE AGENTS

Oxford Road, Middlesbrough, TS5 5DZ



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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 and conveyancing 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		72
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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