



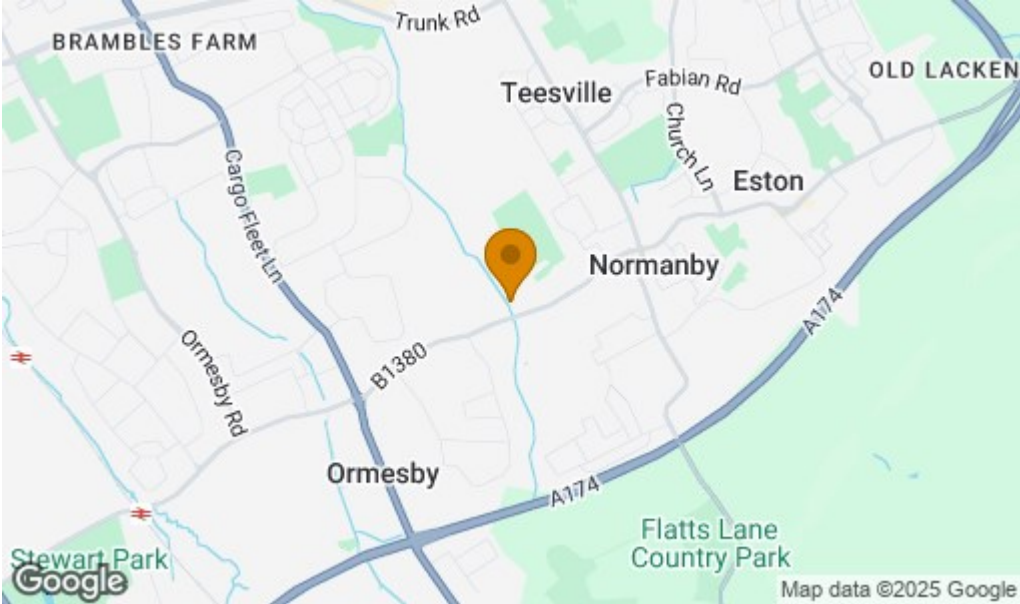
*** DECEPTIVELY SPACIOUS *** MUST BE VIEWED TO FULLY APPRICIATE ***

SMITH & FRIENDS are delighted to offer for sale this deceptively spacious three bedroom semi detached property which is situated within a cul-de-sac location and viewings come highly recommended to fully appreciate the internal size and potential the property has to offer. The internal living accommodation briefly comprises of entrance hallway, lounge, dining area, kitchen, bathroom/w.c., landing, 3 bedrooms and separate w.c. The property benefits from gas central heating via a combination boiler and has a good size lounge into dining area. Outside the property there are easily maintained front and rear gardens in addition to a larger than average garage with a storage area to the rear. The property has a good size driveway with ample parking.


Westfield Close, Normanby, Middlesbrough, TS6 0HX
3 Bed - House - Semi-Detached
Offers Over £135,000
EPC Rating: D
Council Tax Band: C
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Westfield Close, Middlesbrough, TS6 0HX



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		83
(55-68)	D	62	
(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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