



SMITH & FRIENDS are delighted to offer to the market this well presented three bedroom terraced home which can be accessed via West Lane off Newport Road. The property is within close proximity to motorway links, Middlesbrough Town Centre, local schools and amenities. The spacious living accommodation briefly comprises; entrance hall with stairs to the first floor, spacious living room to the rear with French doors to the garden, modern re fitted kitchen with a good range of fitted units and downstairs WC. To the first floor landing are three bedrooms and a modern re-fitted shower room. Externally to the front of the property is a driveway providing off-road parking for one car. To the rear is an enclosed garden which is mainly paved. Viewings come highly recommended to fully appreciate.

**Aidan Court, Middlesbrough, TS5 4BS**

**3 Bed - House - Mid Terrace**

**£130,000**

**EPC Rating: C**

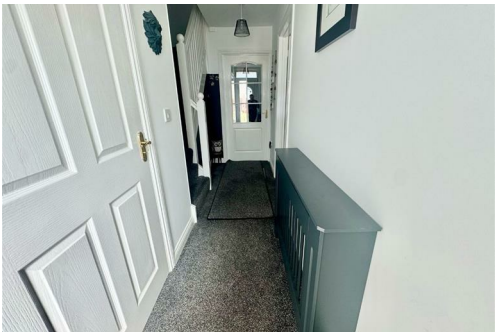
**Council Tax Band: B**

**Tenure: Freehold**

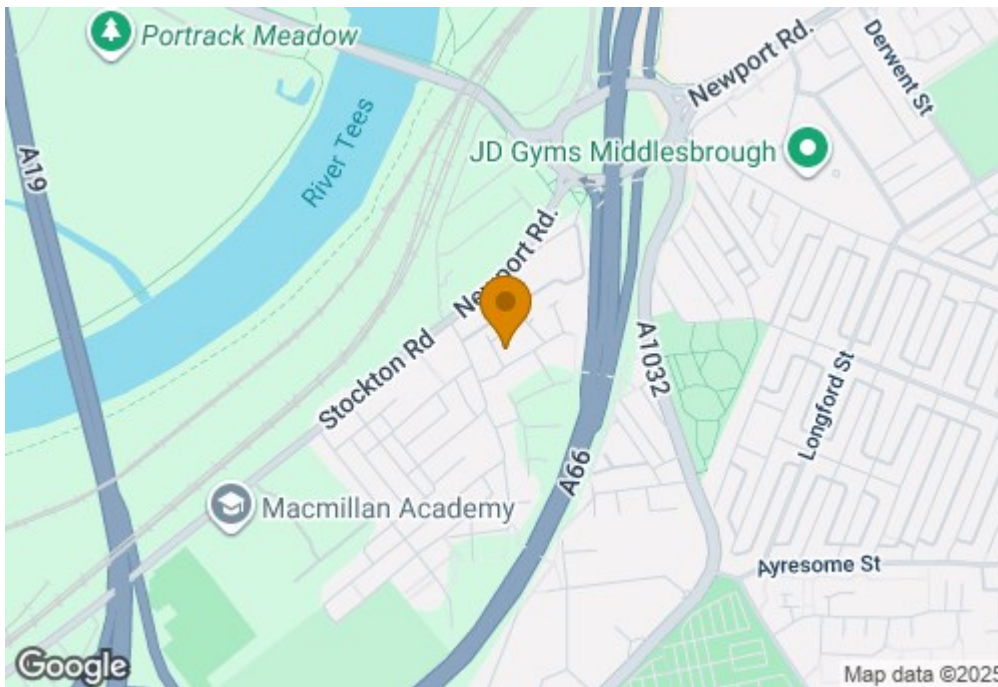


**SMITH &  
FRIENDS**  
ESTATE AGENTS

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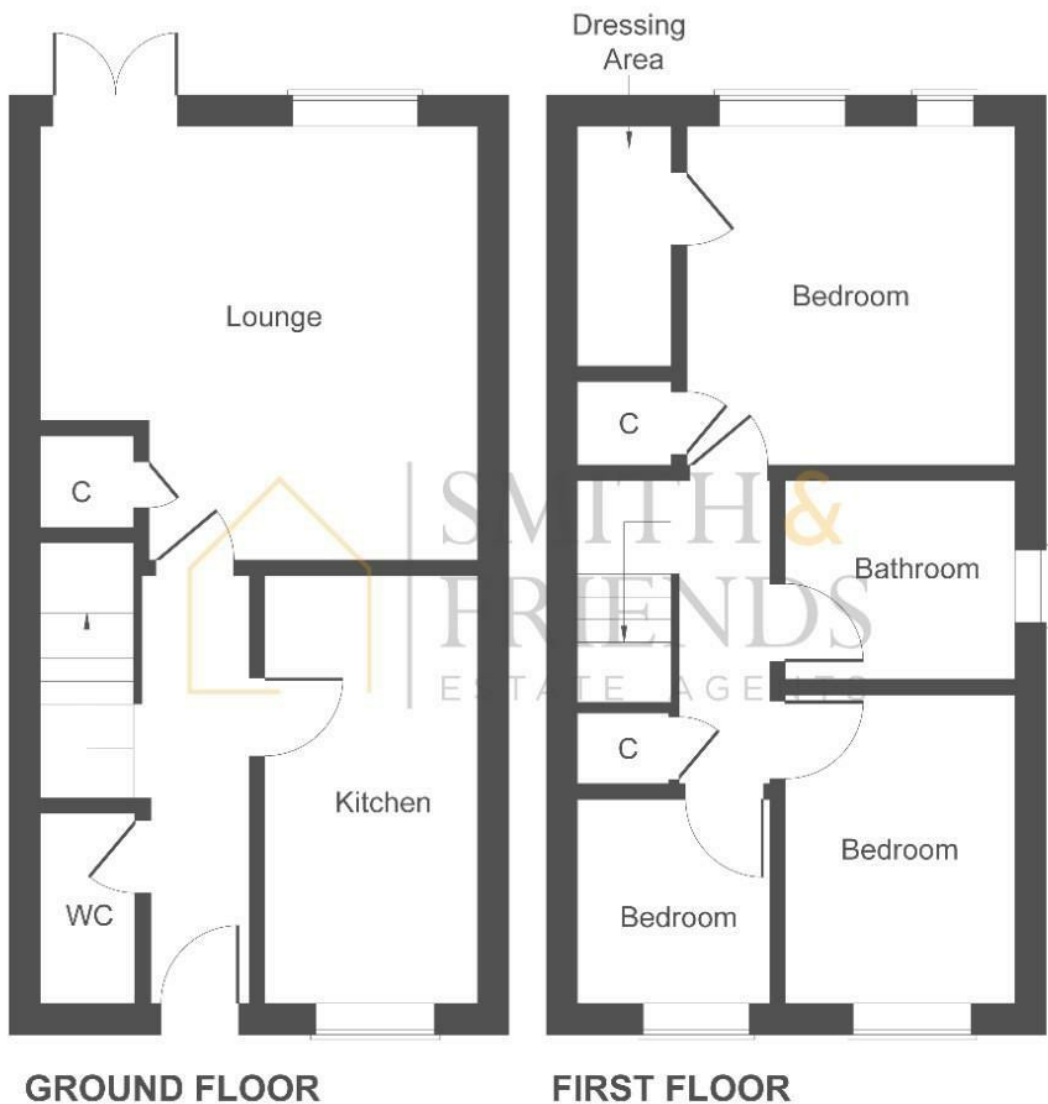


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# Aidan Court



Not to Scale. Produced by The Plan Portal 2025  
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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		91
(81-91) B		
(69-80) C	77	
(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	

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