



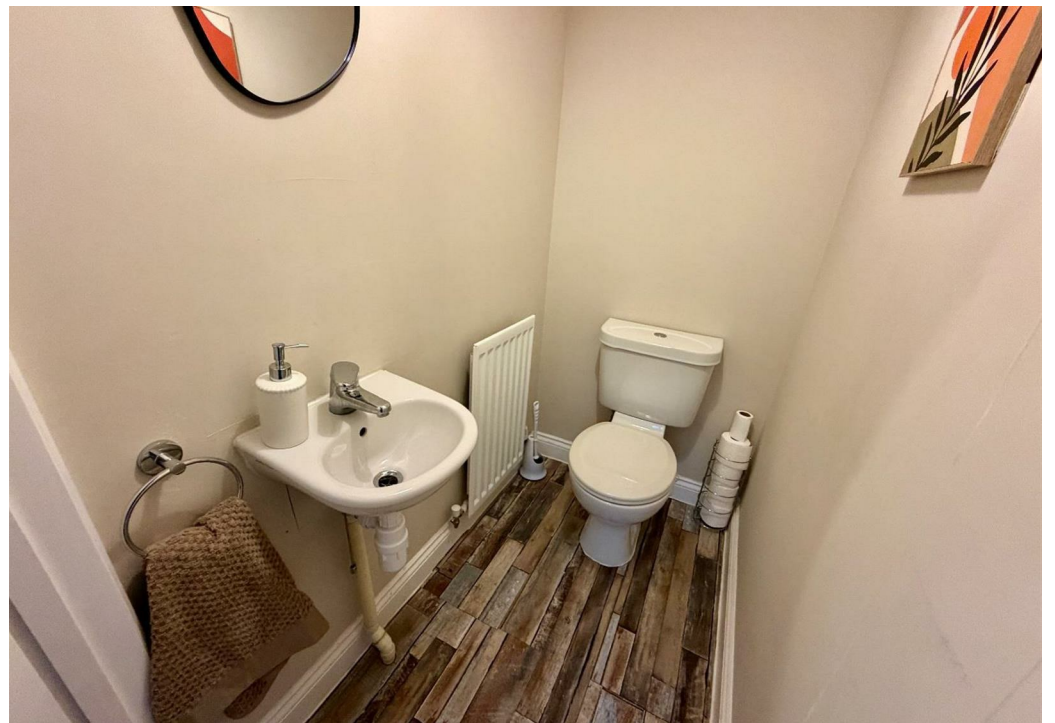
**Aidan Court, Middlesbrough, TS5 4BP**  
**2 Bed - House - End Terrace**  
**£119,950**

**Council Tax Band: B**  
**EPC Rating: C**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

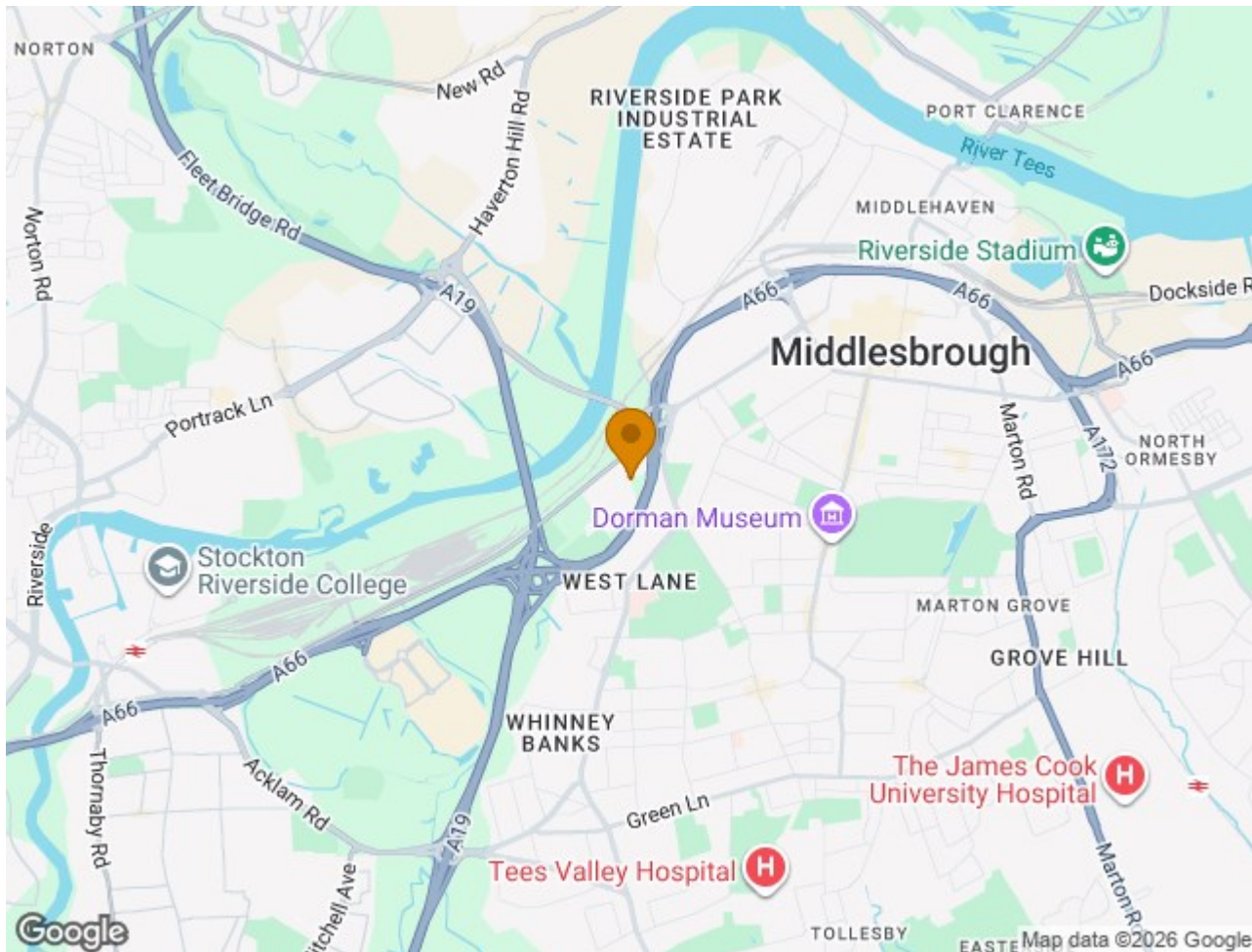






## Aidan Court, TS5 4BP

An ideal opportunity for a first time buyer or rental investor to purchase this modern two bedroom end of terraced property. The well presented property briefly comprises; entrance hall with stairs to the first floor, spacious lounge, modern fitted kitchen with a good range of fitted units and built in oven & hob, rear lobby and cloaks/w.c. To the first floor landing are two double bedrooms, bedroom 1 with en-suite and a bathroom fitted with a white three piece suite. Externally the property has easily maintained gardens to front and rear in addition to a driveway providing off-road parking. Viewings come highly recommended to fully appreciate this property. It is within easy access to A66 and A19 which is ideal for commuting to local towns and with a short walk to bus routes and local shops.







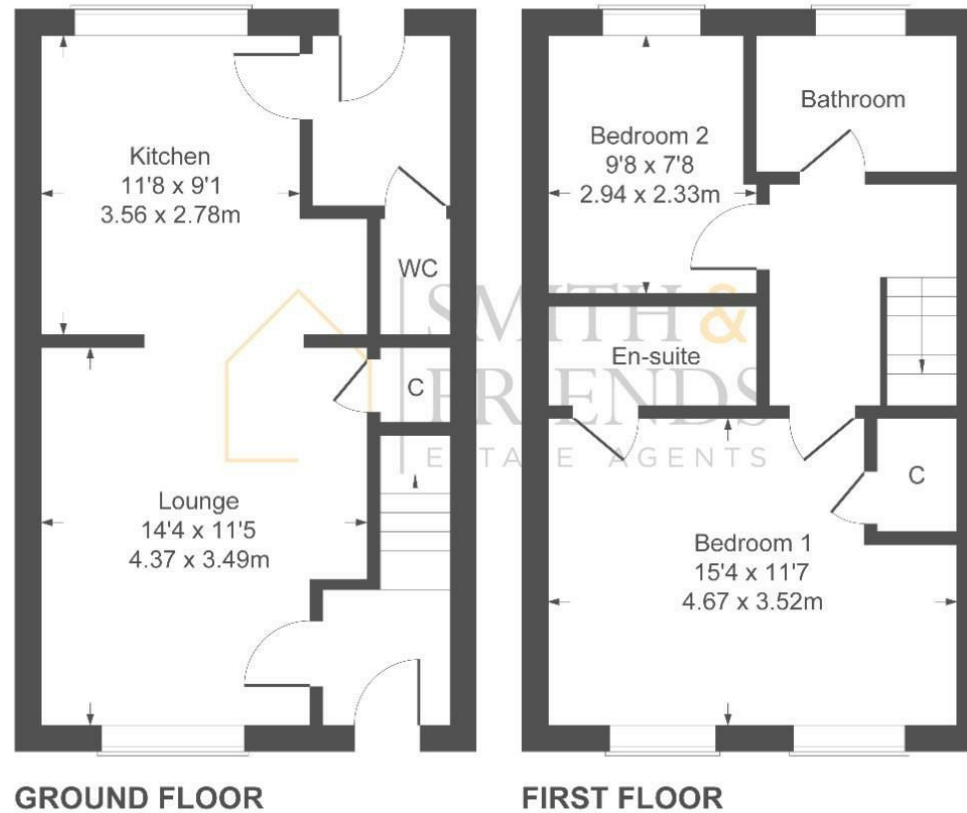






# Aidan Court

Approximate Gross Internal Area  
797 sq ft - 74 sq m



GROUND FLOOR

FIRST FLOOR

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	79	
(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	

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.

26 Stokesley Road, Marton, Middlesbrough, TS7

8DX

Tel: 01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk

