



SMITH & FRIENDS are delighted to offer to the market this ultra modern and ready to move into three bedroom semi detached property and offered with NO CHAIN INVOLVED. The deceptively spacious living accommodation briefly comprises; entrance hall with stairs to the first floor, open plan living room/ diner room with doors to the garden and a stunning fitted fully equipped kitchen with a range of of wall and base units, black sink and drainer unit with mixer tap, integrated fan assisted oven with stainless steel extractor hood and space for stand alone fridge/freezer, integrated dishwasher and washing machine and access to the garden. To the first floor landing are three bedrooms and an attractive re fitted shower room comprising of a three piece suite. Externally to the rear of the property is a larger than average garden which is mainly laid to lawn. There is also the benefit of an excellent bar, storage and dedicated children area with sand pit. Viewings come highly recommended to fully appreciate.

Belmont Avenue, Middlesbrough, TS6 0AY

3 Bed - House - Semi-Detached

£150,000

EPC Rating: E

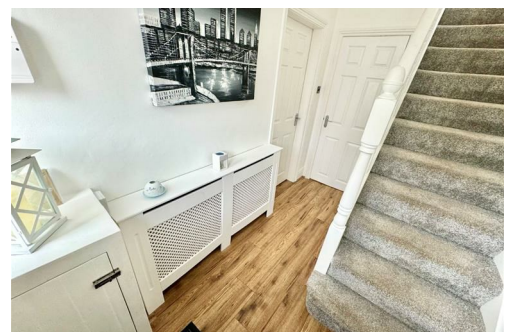
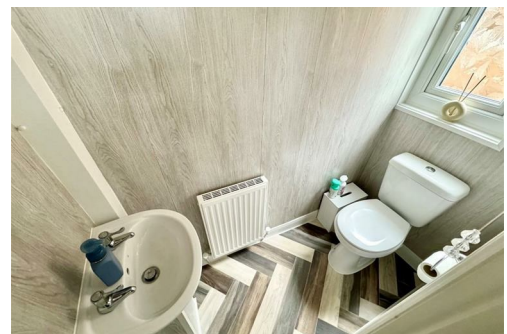
Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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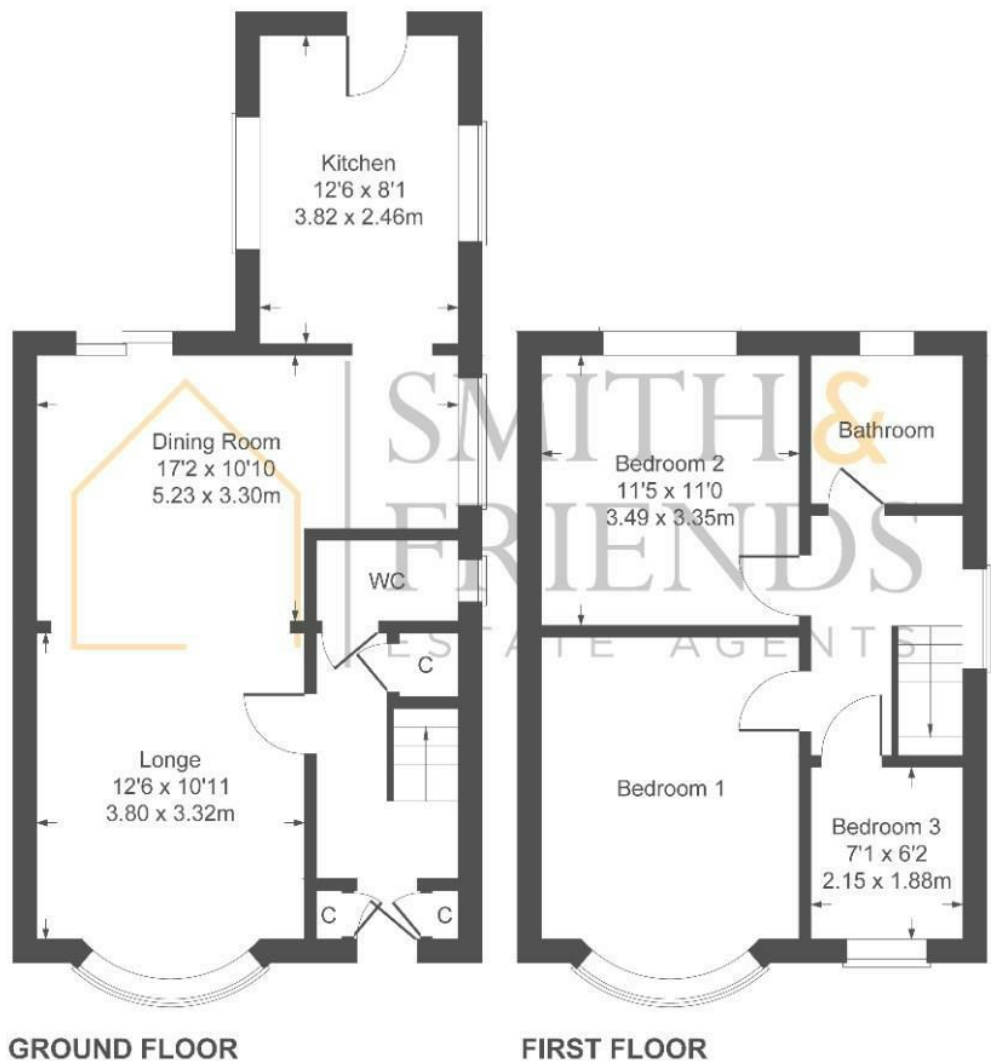
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Belmont Avenue

Approximate Gross Internal Area
936 sq ft - 87 sq m



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	52	73
EU Directive 2002/91/EC		

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