



A 2 bedroom semi-detached house presents an excellent opportunity for both first-time buyers and rental investors. The property boasts two inviting reception rooms, a modern fitted kitchen with a separate utility and cloaks/w.c., from the landing there are 2 well-proportioned double bedrooms and a modern and stylish bathroom, the property is ideal for those looking to move without the expense of major works. Externally there are gardens to front and rear and benefits from gas central heating via a modern combination boiler and radiators. The property is located within easy reach of James Cook University Hospital, Middlesbrough Sports Village, Stewarts Park and local transport links via bus and rail.

**Brookside Avenue, Middlesbrough, TS4 3LW**

**2 Bed - House - Semi-Detached**

**£100,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



# Brookside Avenue, Middlesbrough, TS4 3LW



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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