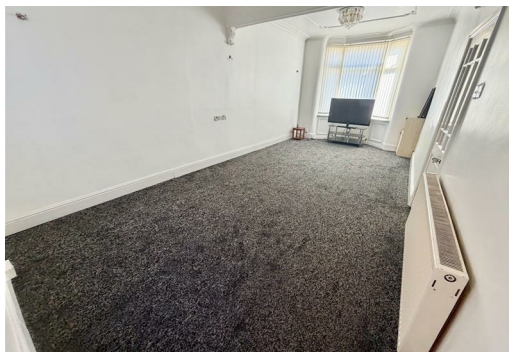




Smith & Friends are delighted to offer to the market this three bedroom terraced house situated in the popular TS1 area and within easy reach to Middlesbrough Town Centre, local amenities and Teesside University. The spacious accommodation briefly comprises; entrance hallway, front living room, galley style kitchen with room for a seating area and downstairs bathroom. To the first floor are three bedrooms and a further bathroom. There is also access to a fully boarded loft. Externally there is a yard to the rear. Viewings come highly recommended to fully appreciate.

**Abingdon Road, Middlesbrough, TS1 3JT**  
**3 Bed - House - Terraced**  
**£130,000**  
**EPC Rating: D**  
**Council Tax Band: A**  
**Tenure: Freehold**

 **SMITH & FRIENDS**  
 ESTATE AGENTS

Abingdon Road, Middlesbrough, TS1 3JT



| 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                             |         |           |
| 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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