



SMITH & FRIENDS are delighted to offer to the market this well presented three bedroom semi detached property situated in the popular TS5 area and offered with the benefit of NO CHAIN INVOLVED. The deceptively spacious living accommodation briefly comprises; entrance hallway with stairs to the first floor, full length living room, separate dining/breakfast room and fitted kitchen. To the first floor landing are three bedrooms, access to a fully boarded loft via built-in pull down ladder and a bathroom suite. Externally to the rear of the property is a enclosed garden which is low maintenance and mainly paved with decked area. To the front of the property is gated access with a side drive for up to 3 cars and detached single garage. Viewings come highly recommended to fully appreciate.

Ravenscroft Avenue, Middlesbrough, TS5 7QN

3 Bed - House - Semi-Detached

O.I.R.O £139,500

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



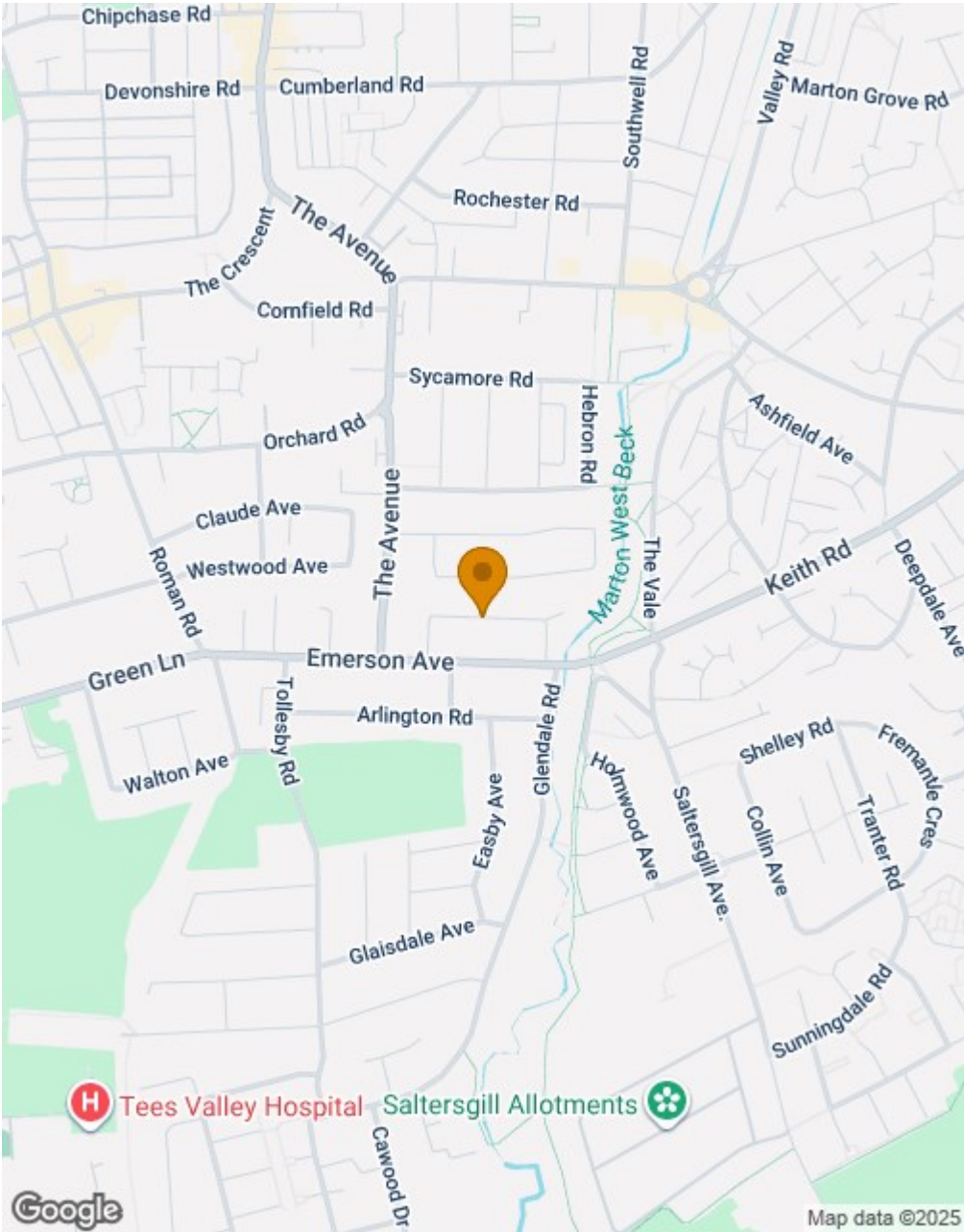
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
923 ft²
85.75 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

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