



Smith & friends are delighted to offer to the market this beautifully presented three bedroom terraced property situated within the popular TS4 area and appealing to a variety of buyers. The deceptively spacious living accommodation which has been improved internally, briefly comprises; entrance hallway, downstairs WC, living room and kitchen/diner with access to the garden. To the first floor landing are three bedrooms and an attractive shower room/WC. Externally there are well kept gardens to the front and rear with gated access for a parking space to the rear. Viewings come highly recommended to fully appreciate.

Easson Street, Middlesbrough, TS4 2SL

3 Bed - House - Terraced

£120,000

EPC Rating: C

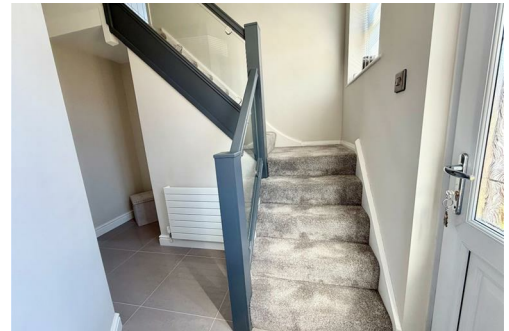
Council Tax Band: A

Tenure: Freehold



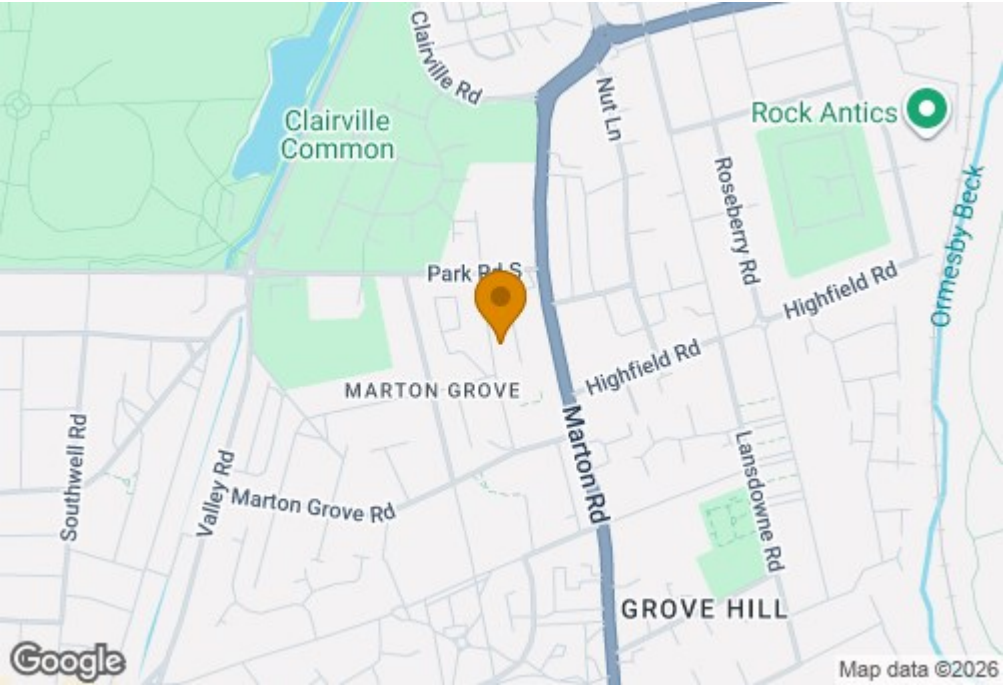
**SMITH &
FRIENDS**
ESTATE AGENTS

Easson Street, Middlesbrough, TS4 2SL



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
 806 ft²
 75 m²

Reduced headroom
 1 ft²
 0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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	69	76
(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	

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