



An ideal opportunity for a rental investor or first time buyer to purchase this 3 bedroom end terrace house, the property comprises of entrance porch, lounge, dining room, kitchen, hallway, cloaks/w.c., landing, 3 bedrooms and bathroom/w.c. Externally there are gardens to front and rear.

PLEASE NOTE THIS PROPERTY IS OF NON-STANDARD CONSTRUCTION.

Grosmont Close, Redcar, TS10 4PJ
3 Bed - House - End Terrace
Offers Over £70,000
EPC Rating: C
Council Tax Band: A
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Grosmont Close, Redcar, TS10 4PJ



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	77
EU Directive 2002/91/EC		

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