



Smith & Friends are delighted to offer to the market this three bedroom end of terrace home offered with no chain involved. The property is the perfect investment opportunity for anyone looking for a full renovation. The living accommodation briefly comprises; living room, kitchen, three first floor bedrooms and bathroom/WC. Externally to the front is a pleasant garden and to the rear is a yard.

Edgeworth Court, Hemlington, Middlesbrough, TS8 9EP

3 Bed - House - End Terrace

£60,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



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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, 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			87
(69-80) C		71	
(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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