

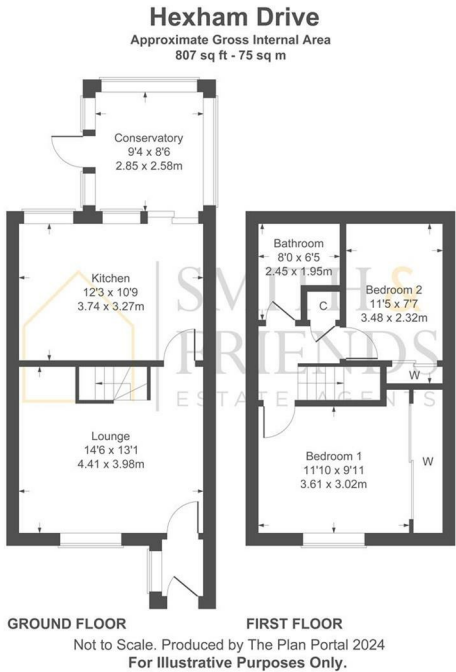


SMITH & FRIENDS are pleased to bring to the market this beautifully presented two bedroom end of terrace house situated on a sought after corner plot with the benefit of NO CHAIN INVOLVED and would appeal to a variety of buyers especially first time buyers or investors. The property boasts from uPVC double glazing and gas central heating. The deceptively spacious living accommodation briefly comprises of entrance porch, good size lounge with stairs to the first floor, stunning fitted kitchen with built in appliances including; full length fridge, full length freezer, dishwasher, washer/dryer and a conservatory with access to the garden. To the first floor landing are two double bedrooms (both with fitted wardrobes) and a modern bathroom fitted with a white three piece suite. Viewings come highly recommended to fully appreciate.

Hexham Drive, Middlesbrough, TS6 9NB
2 Bed - House - End Terrace
£125,000
EPC Rating: D
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		82
(81-91) B		
(69-80) C		68
(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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