



A well cared two bedroom terraced property situated within NO CHAIN INVOLVED and within the popular TS3 area. The deceptively spacious living accommodation briefly comprises; entrance porch, large living/dining space, rear hall leading to the rear and with stairs to the first floor and an extended, modern kitchen/dining room. To the first floor landing are two double bedrooms and a family bathroom/WC. Externally to the front is a low maintenance garden which is surrounded by gated access and to the rear is a paved yard and a brick outhouse which is perfect for storage. Viewings come highly recommended to fully appreciate.

PLEASE NOTE THE PROPERTY IS OF NON STANDARD CONSTRUCTION.

Sedgebrook Gardens, Middlesbrough, TS3 0QR
2 Bed - House - Terraced
£85,000
EPC Rating:
Council Tax Band: A
Tenure: Freehold

SMITH & FRIENDS
 ESTATE AGENTS

Sedgebrook Gardens, Middlesbrough, TS3 0QR



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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX
01642 313666
middlesbrough@smith-and-friends.co.uk
www.smith-and-friends.co.uk

