



Kirkstall Avenue, Middlesbrough, TS3 0JB
3 Bed - House - Mid Terrace
£110,000

Council Tax Band: A
EPC Rating:
Tenure: Freehold



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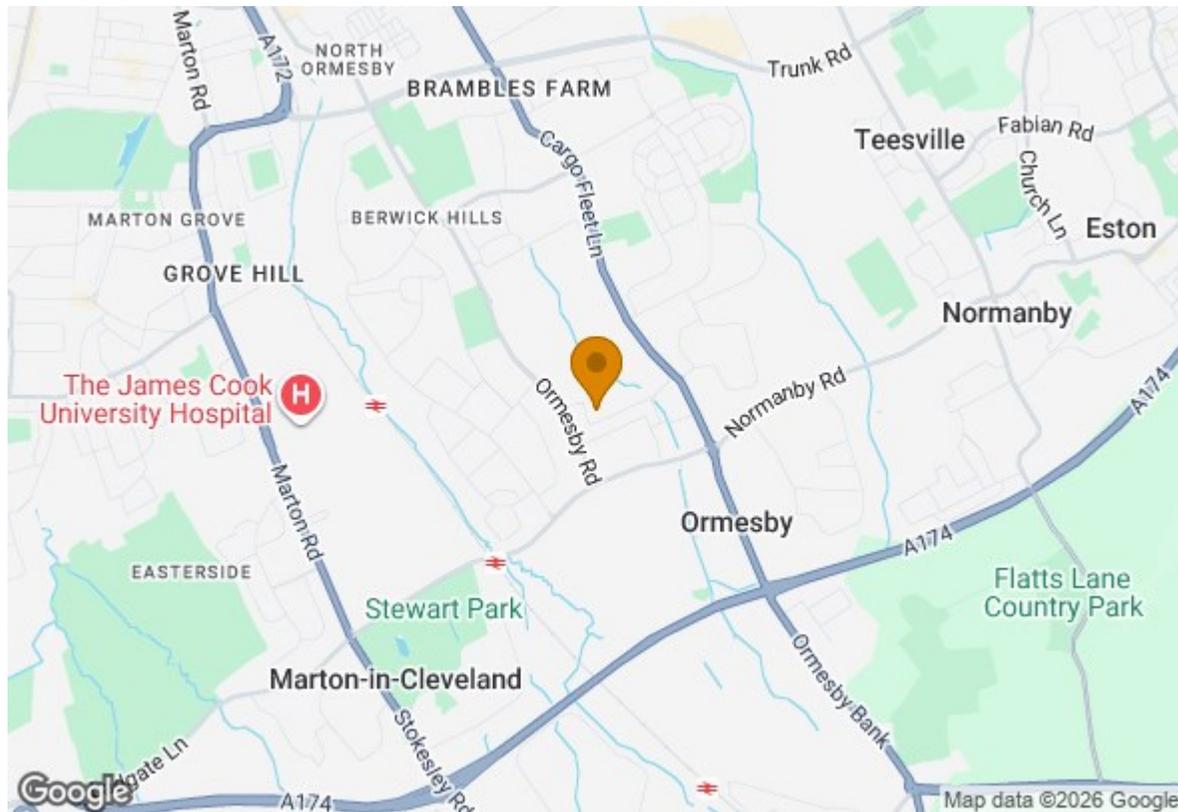


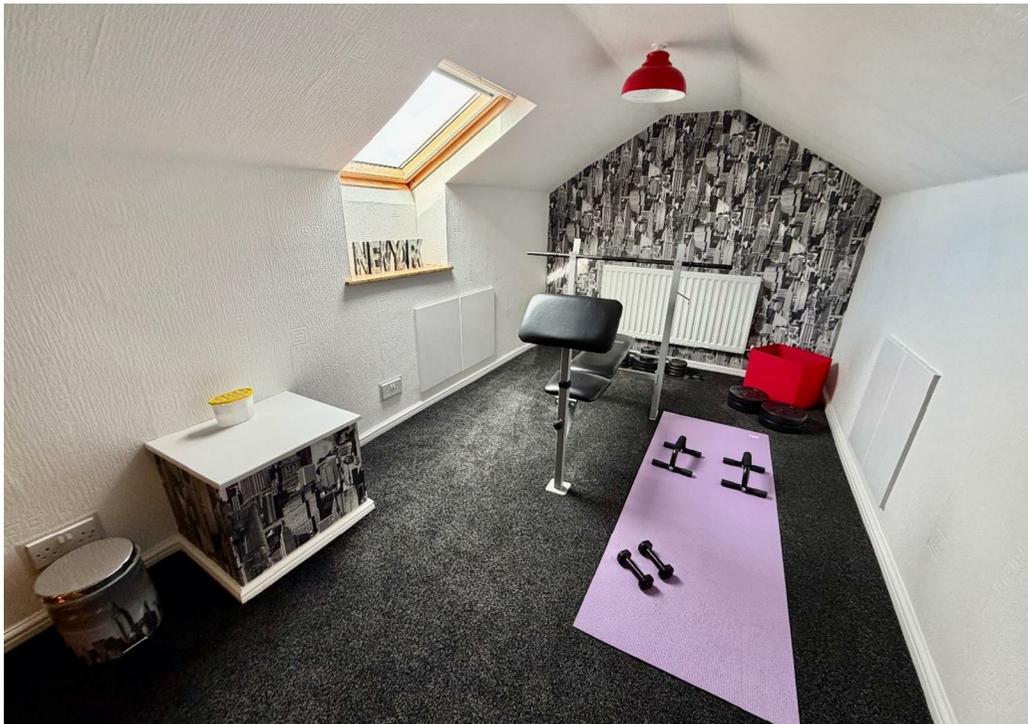
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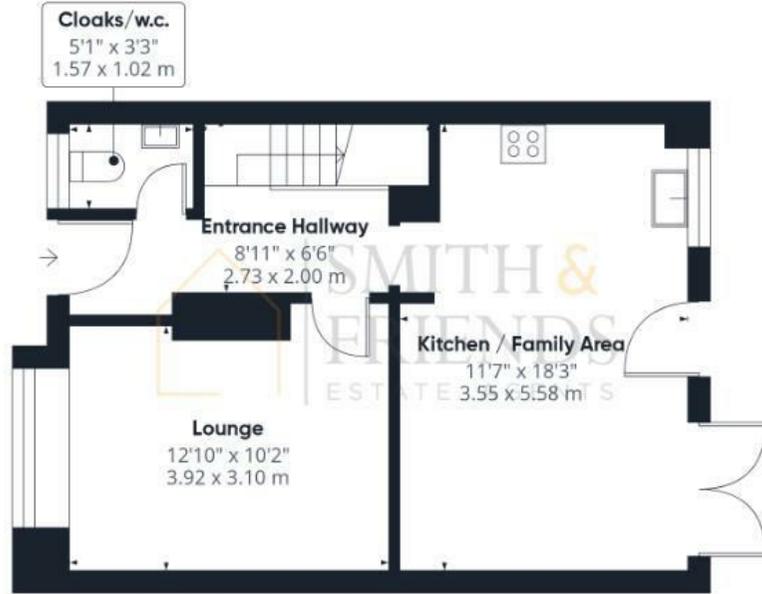
An excellent opportunity for families, first-time buyers and rental investors to purchase this well presented 3 bedroom mid terrace house, the property internally comprises of entrance hallway, cloaks/w.c., lounge, kitchen/family area, landing, 3 bedrooms and bathroom/w.c. The property also has the benefit as a boarded loft with velux window to the rear. Externally the property has easily maintained areas with resin areas to the front and rear. The rear also has an artificial grassed area to the in addition to 2 useful brick outhouses with power and external water tap. The property benefits from gas central heating via a combination boiler situated in the landing cupboard.

Kirkstall Avenue is situated in a friendly neighbourhood, offering a sense of community while being close to local amenities. Residents will appreciate the nearby parks, schools, and shops, all within easy reach, making this location particularly appealing for families.

In accordance with Section 21 of the Estate Agents Act 1979, we advise that the vendor of this property is a relative of a staff member of Smith & Friends Estate Agents. We are disclosing this interest to ensure full transparency.







Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

983 ft²

91.5 m²

Reduced headroom

10 ft²

0.9 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

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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.

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