



This 3 bedroom mid terrace house would be an ideal purchase for first time buyer, young family or rental investor. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere. With 3 bedrooms and a bathroom/w.c. to the first floor this home is perfect for accommodating a growing family or for those who desire extra space for guests or a home office.

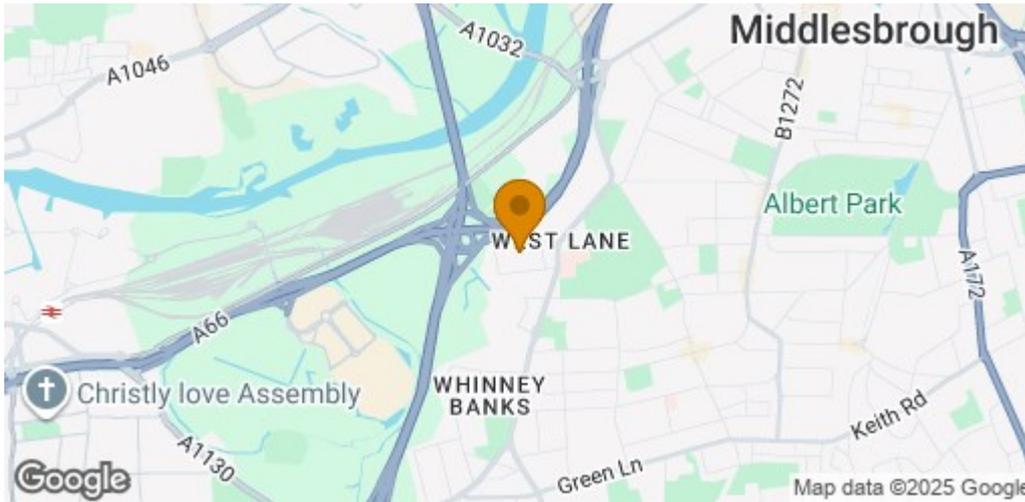
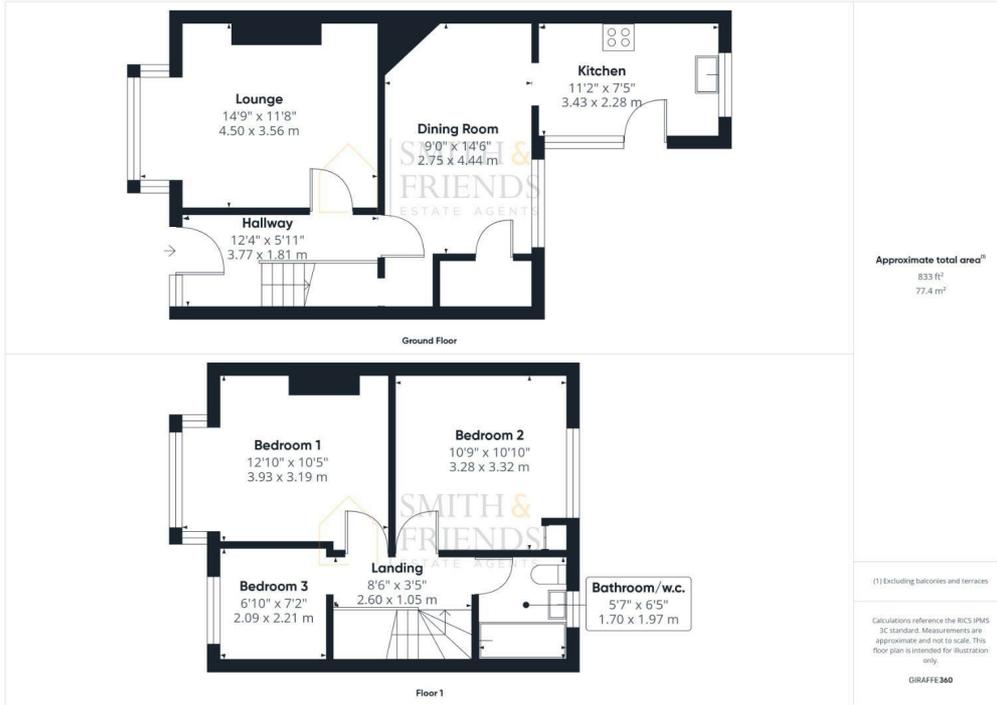
Beadon Grove is ideally situated, offering easy access to local amenities, schools, and parks, making it a desirable location for families in addition the property has a rear garden area which is currently stocked with a variety of fruit and vegetables trees and plants.

From an rental investor perspective a yield of circa 8% per annum could be achieved.

Beadon Grove, Middlesbrough, TS5 4NT
3 Bed - House - Terraced
£110,000
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		
(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		62	74
EU Directive 2002/91/EC			

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