



A 3 bedroom end-terrace house presents an excellent opportunity for first-time buyers, rental investors or families. The property comprises of three well-proportioned bedrooms, a good size reception room, kitchen and bathroom/w.c. The property benefits from gas central heating, double glazing and gardens to front and rear in addition to a single garage which is accessed from the rear. Viewing is highly recommended in order to appreciate the potential of the property. The property is within easy access of James Cook University Hospital, Middlesbrough Sports Village, Ormesby Hall and Stewarts Park.

**Blanchland Road, Middlesbrough, TS3 0HD**

**3 Bed - House - End Terrace**

**£99,950**

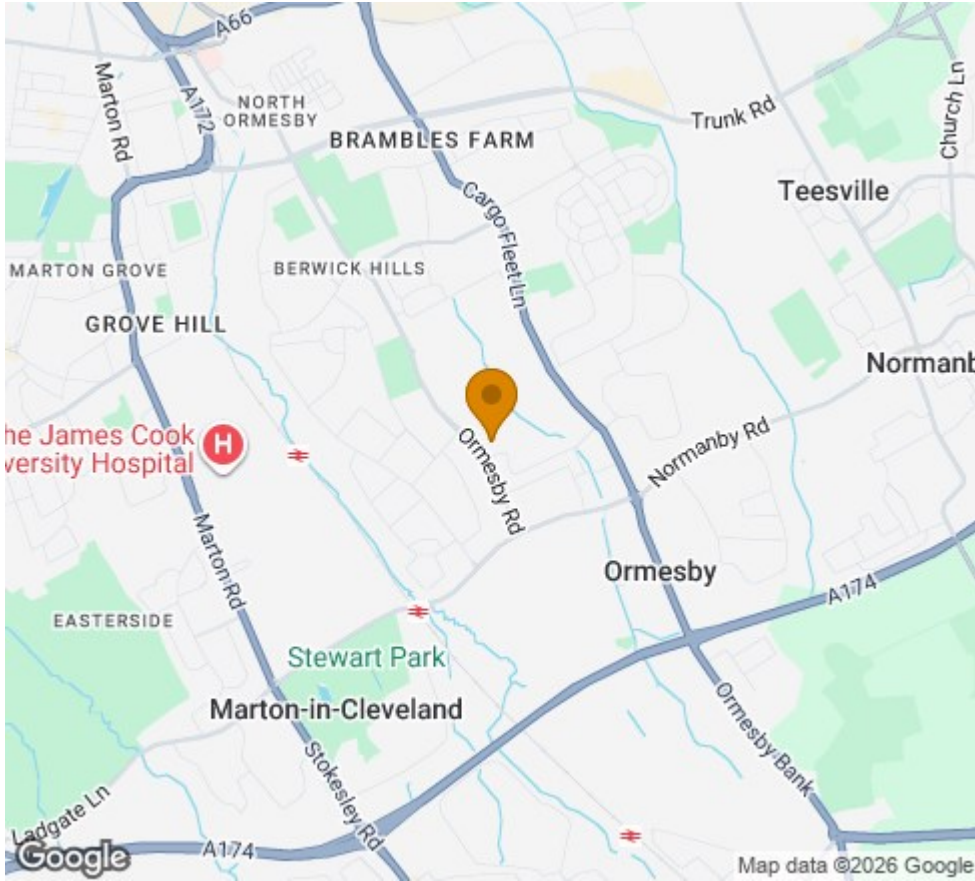
**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



# Blanchland Road, Middlesbrough, TS3 0HD



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	78
(39-54) E	66
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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.

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