



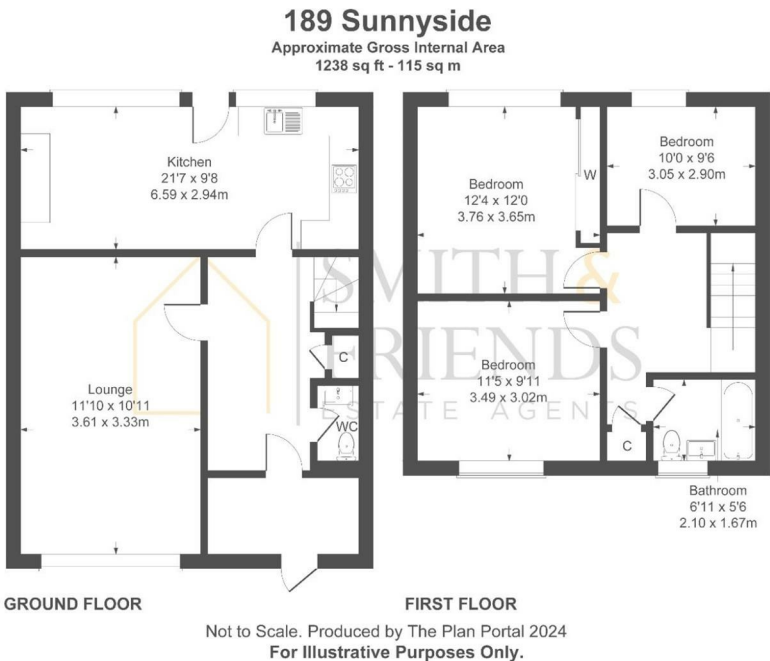
SMITH AND FRIENDS are delighted to offer to the market this deceptively spacious three bedroom terraced home situated in this pleasant cul-de-sac in Coulby Newham within close proximity to local amenities. The property would appeal to a variety of buyers including first time buyers, anyone looking to downsize or investors. The living accommodation briefly comprises; entrance hall with stairs to the first floor, downstairs cloakroom/WC, good size lounge to the front aspect and a open plan kitchen/dining room to the rear of the property with access to the garden. To the first floor landing are three bedrooms and a bathroom suite fitted with a three piece suite comprising of panelled bath, wash hand basin and WC. Externally to the front of the property is street parking and to the rear is a low maintenance garden which fully paved. Viewings come recommended to appreciate.

Sunnyside, Coulby Newham, Middlesbrough, TS8 0RE
3 Bed - House - Mid Terrace
£105,000
EPC Rating: C
Council Tax Band: B
Tenure: Freehold



**SMITH &
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ESTATE AGENTS

Sunnyside, Middlesbrough, TS8 0RE



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
Vary energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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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