



SMITH AND FRIENDS are delighted to offer for sale this two bedroom terraced house OFFERED WITH NO CHAIN INVOLVED. The property would appeal to a variety of buyers including first time buyers, investors or anyone looking to downsize. The property is within walking distance to popular Linthorpe Village which offers an good variety of amenities. The deceptively spacious living accommodation briefly comprises; entrance porch, lounge, fitted kitchen and lean too. To the first floor landing are two bedrooms and a family bathroom/WC. Externally to the rear of the property is an enclosed yard and to the font is street parking. Early viewing comes highly recommended.

**Haymore Street, Middlesbrough, TS5 6JD**  
**2 Bed - House - Mid Terrace**  
**Offers In The Region Of £85,000**  
**EPC Rating: E**  
**Council Tax Band: A**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Haymore Street, TS5 6JD



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their  
size and location, are approximate only. They cannot be regarded as  
being a representation by the seller, nor their agent.  
Produced by Potterplans Ltd. 2023

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
(81-91) B		
(69-80) C		
(55-68) D	53	
(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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