



Smith & Friends offer to the market this well presented three bedroom semi detached house with no chain involved. The property is situated within easy to James Cook University Hospital and local amenities. The living accommodation briefly comprises; entrance vestibule with stairs to the first floor, spacious lounge, kitchen/diner and rear living space and access to the garden. To the first floor are three bedrooms and a bathroom/WC fitted with a three piece suite. Externally to the front of the property is off street parking via gated access and an enclosed patio garden to the rear.

**Glamis Grove, Middlesbrough, TS4 3AN**

**3 Bed - House - Semi-Detached**

**£110,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



# Glamis Grove, Middlesbrough, TS4 3AN



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) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		56	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

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