



SMITH & FRIENDS are delighted to offer to the market this well cared for two bedroom semi detached house situated in the popular TS3 area within close proximity to local shops, schools and motorway links. The spacious living accommodation briefly comprises; living room with attractive staircase to the first floor and stunning fitted kitchen with access to the garden. To the first floor landing are two double bedrooms, one with a built in cupboard and a modern bathroom fitted with a white three suite comprising; panelled bath with shower over, low level WC and pedestal wash hand basin. There rear garden is well maintained and mainly laid to lawn with mature shrub borders. To the front of the property is a garden with a driveway to the side for one vehicle leading to a large storage unit. Viewings come highly recommended to fully appreciate.

Hanson Grove, Middlesbrough, TS3 9JY
2 Bed - House - Semi-Detached
£96,000
EPC Rating: C
Council Tax Band: A
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Hanson Grove, Middlesbrough, TS3 9JY



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 | | 88 |
| (81-91) B | | |
| (69-80) C | 73 | |
| (55-58) 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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