

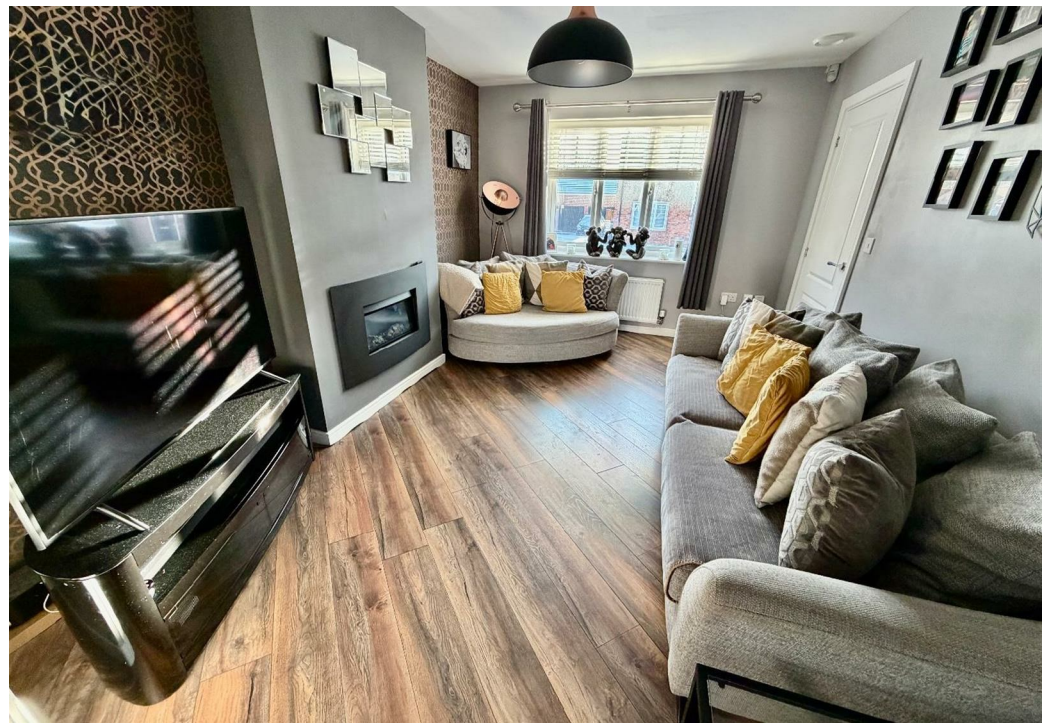


Lord Close, Middlesbrough, TS5 8FF
4 Bed - House - Detached
Offers Over £260,000

Council Tax Band: D
EPC Rating: B
Tenure: Freehold



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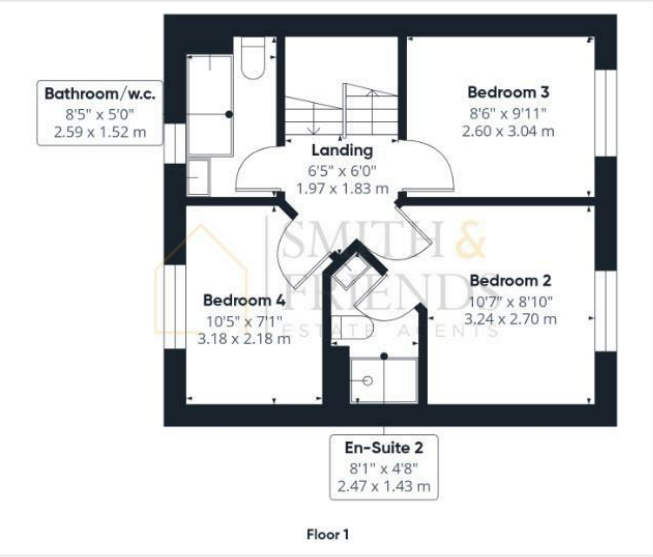
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****PRICE REDUCED**** This impressive detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms situated over 3 floors, this property is ideal for families seeking ample space to grow and thrive. The well-designed layout includes a welcoming reception room that leads into the kitchen/dining area, the kitchen comes with built in appliances. To the first floor there are 3 well proportioned bedrooms, bathroom/w.c. and, bedroom 2 having an en-suite. To the second floor there is the main bedroom with dressing area and en-suite with a walk in storage cupboard. For those with vehicles, the property provides generous parking space for up to four vehicles, a rare find that adds to the practicality of this home. Set in a tranquil modern neighbourhood, this property is not only a beautiful residence but also a wonderful opportunity to enjoy a peaceful lifestyle while remaining close to local amenities and transport links The property has the addition benefit of Hive Smart heating.









Approximate total area[®]
1103 ft²
102.4 m²

Reduced headroom
9 ft²
0.9 m²

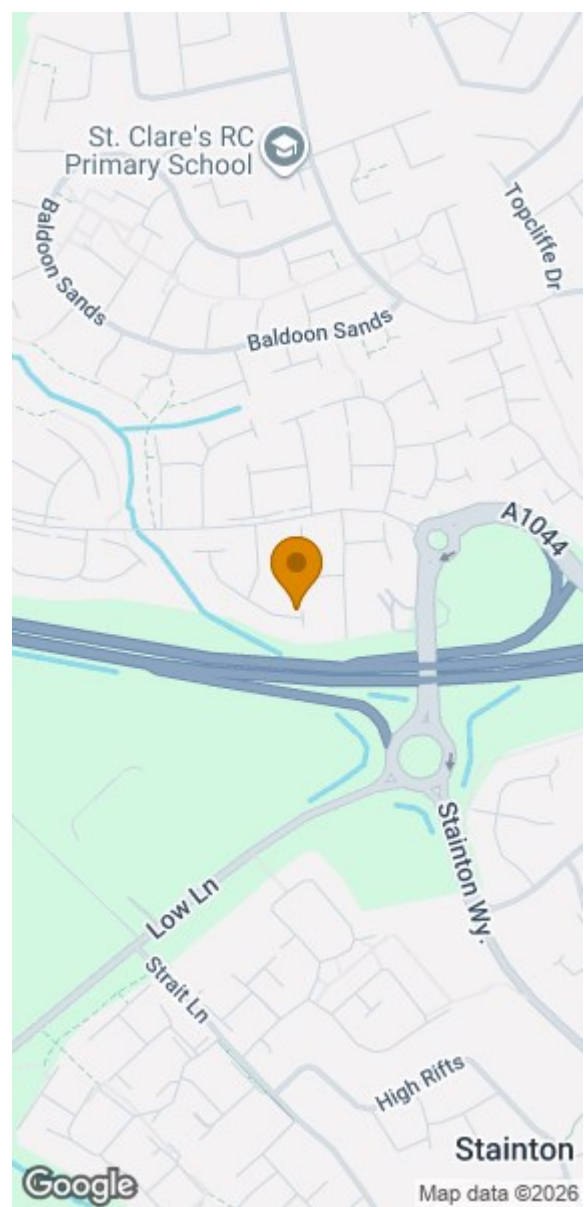
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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