



A spacious 4 bedroom detached house with private parking space and garage to rear, situated over 3 floors the property that was built in 2012 boasts a generous living space of 1,269 square feet, making it an ideal family home offered with no chain involved, gardens to both front and rear.

Upon entering, you are greeted by a hallway with access into a spacious lounge and dining area, kitchen, W/C and storage cupboard. On the first floor there is a large double bedroom with shower ensuite, second double bedroom and rear single bedroom, as well as a bathroom. On the second floor there is the master bedroom with extensive built in wardrobe space and a shower ensuite. Above this there is a functional loft space.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for families. The combination of space, modern design, and a prime location makes this property a must-see for anyone looking to settle in Middlesbrough. Don't miss the opportunity to make this delightful house your new home.

Horncliffe Row, Middlesbrough, TS5 4GD

4 Bed - House - Detached

£190,000

EPC Rating: C

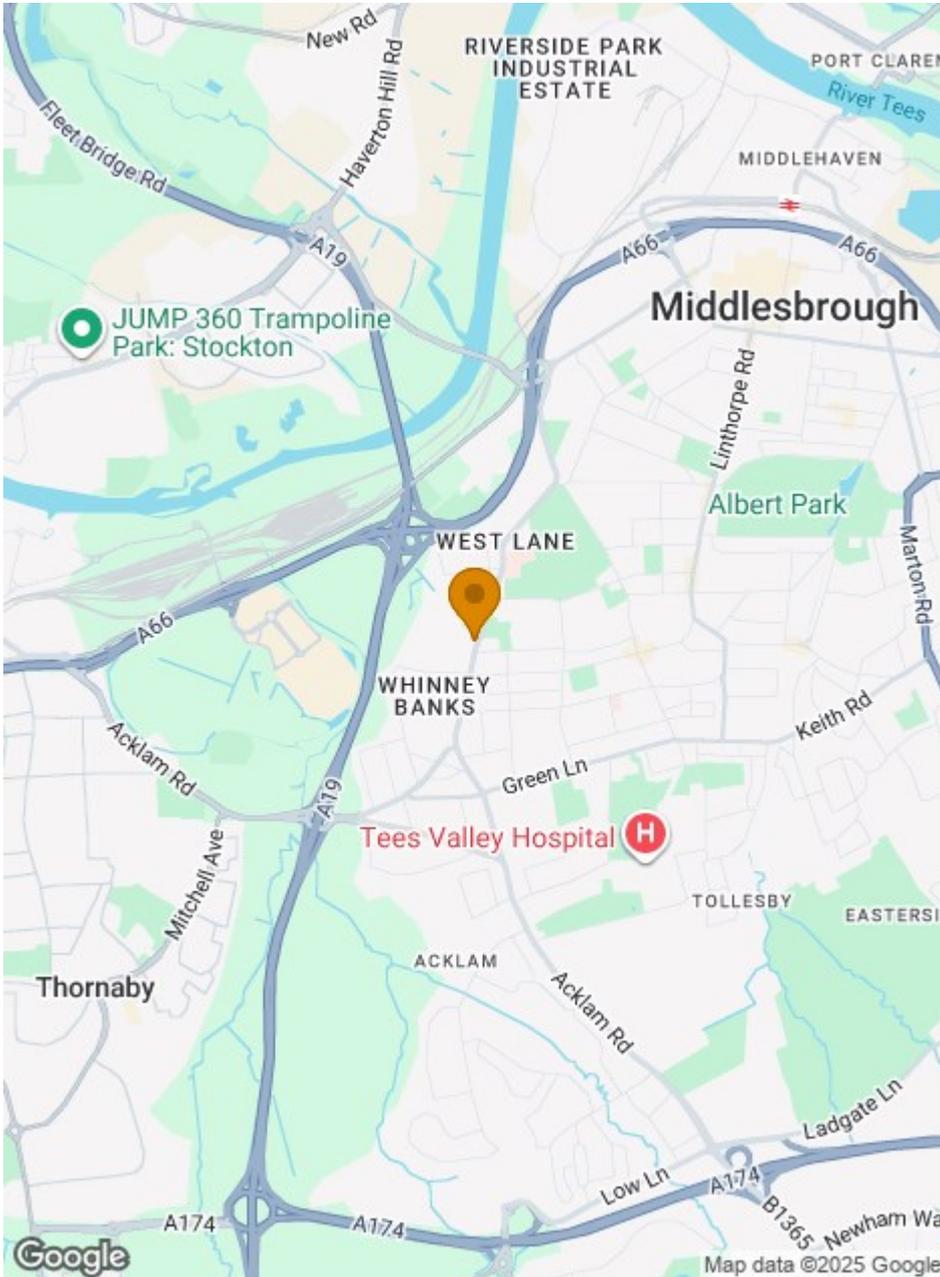
Council Tax Band: D

Tenure: Freehold



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1235 ft²
114.8 m²

Reduced headroom

11 ft²
1 m²

(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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