



SMITH & FRIENDS are delighted to offer to the market this beautifully presented two double bedroom property which is ready to move into. The home would appeal to a variety of buyers including first time buyers and young

couples looking to get on the property ladder or anyone looking to downsize. The deceptively spacious living accommodation briefly comprises, entrance vestibule with stairs to the first floor, good size lounge, stunning fully equipped kitchen/diner with French doors to the rear garden. To the first floor landing are two double bedrooms ,one bedroom with easy access to a fully boarded loft which is perfect for storage and a ultra modern bathroom/WC

fitted with a three piece suite. The home benefits from gas central heating, double glazing and security alarm system. Externally to the front of the property is a single garage and cobble effect pattern concrete imprint driveway with parking available for 2 cars. There's a well presented and updated southerly facing rear garden with fantastic

flowerbeds and a low maintenance resin patio area. There is also a useful external storage brick shed with plumbing and electrics which can also be used as a utility area. Viewings come highly recommended to fully appreciate this lovely home with no expense spared.

Deighton Road, Middlesbrough, TS4 3QR

2 Bed - House - End Terrace

Offers Over £134,000

EPC Rating: E

Council Tax Band: A

Tenure: Freehold

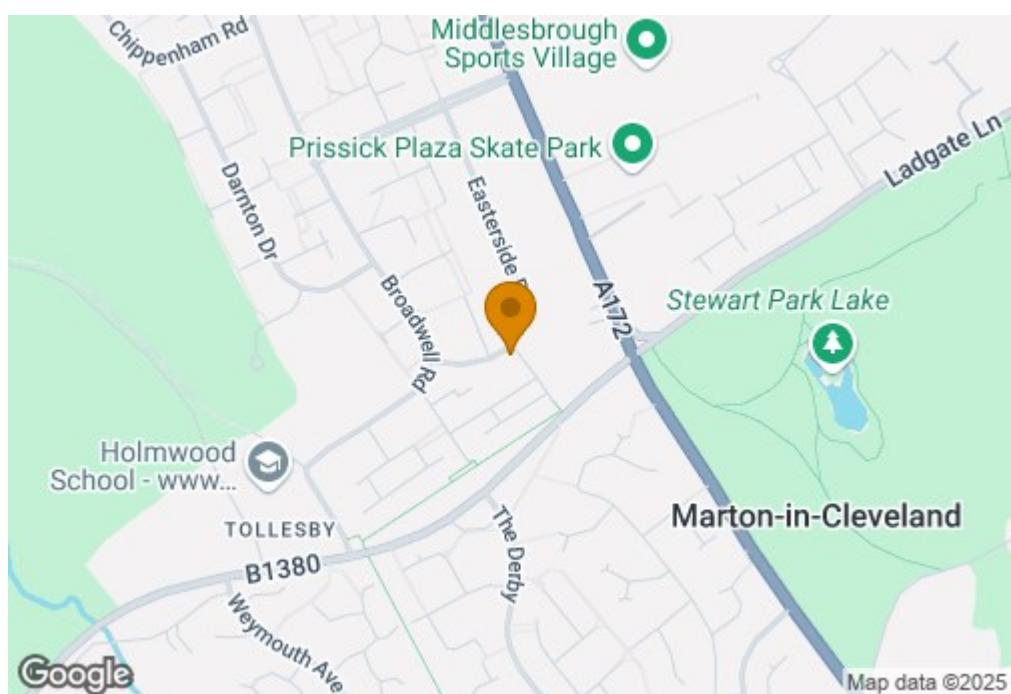


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		51
(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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