



PUBLIC NOTICE

Smith and Friends are now in receipt of an offer for the sum of £116,000 for 37 Ash Green, Coulby Newham, Middlesbrough TS8 0UW. Anyone wishing to place an offer on this property should contact Robinsons Tees Valley, 26 Stokesley Road, Marton, Middlesbrough TS7 8DX 01642 313666 before exchange of contracts.

EPC Rating D

SMITH AND FRIENDS are delighted to offer to the market this deceptively spacious bungalow located in a quiet and private cul-de-sac located in the ever so popular Coulby Newham area within easy reach to fantastic schools, walks and the parkway shopping centre. The property would appeal to a variety of buyers especially investors and is offered with NO CHAIN INVOLVED. The living accomodation briefly comprises; entrance vestibule, spacious living room, fitted kitchen, good size conservatory, two bedrooms and a bathroom fitted with a three piece suite. Externally the bungalow is situated on a generous corner with off street parking to the front aspect and a generous size rear garden. Early viewing is essential.

CONTACT SMITH & FRIENDS ON 01642 313666 TO ARRANGE VIEWING.

Ash Green, Middlesbrough, TS8 0UW

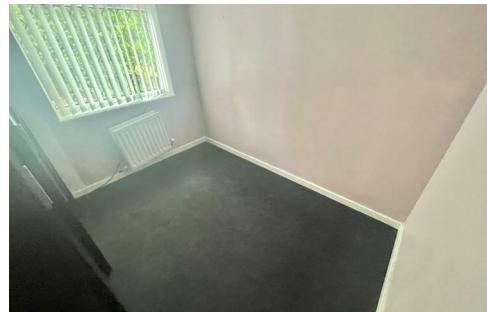
2 Bed - Bungalow

£122,500

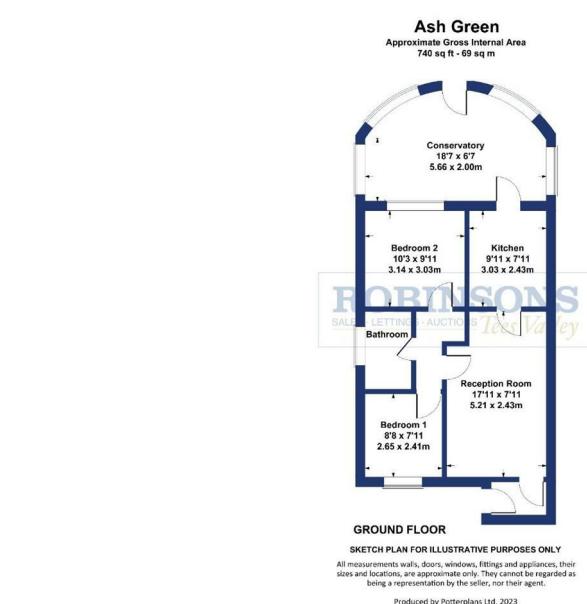
EPC Rating: D

Council Tax Band B

www.smith-and-friends.co.uk



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		82
(81-91) B		
(69-80) C		65
(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