



Smith & Friends Estate Agents are delighted to offer **FOR SALE** this deceptively spacious and well presented Three bedroom semi detached house. Ideally positioned for local amenities, schools and main commuter routes. The accommodation briefly comprises of: Entrance, downstairs toilet, lounge, dining kitchen. To the first floor there are Three good sized bedrooms (master with ensuite) and family bathroom. Externally there are bedrooms to front and rear driveway and integral garage. The property also benefits from uPVC DG and GCH.

Glentworth Avenue, Middlesbrough, TS3 0QH

3 Bed - House - Semi-Detached

£110,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

Glentworth Avenue, Middlesbrough, TS3 0QH

GROUND FLOOR

ENTRANCE

DOWNSTAIRS TOILET

LIVING ROOM

15' x 11'4 (4.57m' x 3.35m'1.22m)

DINING KITCHEN

23'6 x 9'3 (7.01m'1.83m x 2.74m'0.91m)

FIRST FLOOR

BEDROOM 2

13'3 x 8'2 (3.96m'0.91m x 2.44m'0.61m)

LANDING

BEDROOM 1 (FRONT)

12'10 x 11'3 (3.66m'3.05m x 3.35m'0.91m)

EN SUITE

BEDROOM 3 (REAR)

9'3 x 7'4 (2.74m'0.91m x 2.13m'1.22m)

FAMILY BATHROOM

EXTERNALLY



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		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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