



Reigate Avenue, Middlesbrough, TS5 7QU
3 Bed - House - Semi-Detached
£190,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Reigate Avenue, TS5 7QU

Set within a sought-after location, this superbly presented three-bedroom semi-detached home has been thoughtfully updated to an excellent standard, offering contemporary living throughout. Ready to move straight into, the property provides spacious and versatile accommodation ideal for modern family life.

The ground floor features a bright and inviting lounge, a separate dining room that's perfect for family meals or entertaining guests, and a stylish fitted kitchen complete with modern cabinetry and generous worktop space.

Upstairs, there are three well-sized bedrooms, all tastefully decorated, together with a beautifully appointed family bathroom finished to a high specification.

Outside, the attractive rear garden has been landscaped to create a wonderful outdoor retreat, boasting a decked seating area, a neatly maintained lawn, and well-stocked planted borders. To the front, a private driveway offers off-road parking for added convenience.

Combining quality finishes with practical living space, this outstanding home is perfectly suited to growing families, first-time buyers, and those seeking a property that's ready to enjoy from day one. Early viewing is strongly advised.

Entrance Hallway

Lounge
13'4 x 11'1 (4.06m x 3.38m)

Kitchen
8'3 x 7'9 (2.51m x 2.36m)

Diner

Landing

Bedroom
13'2 x 9'7 (4.01m x 2.92m)

Bedroom
11'5 x 7'8 (3.48m x 2.34m)

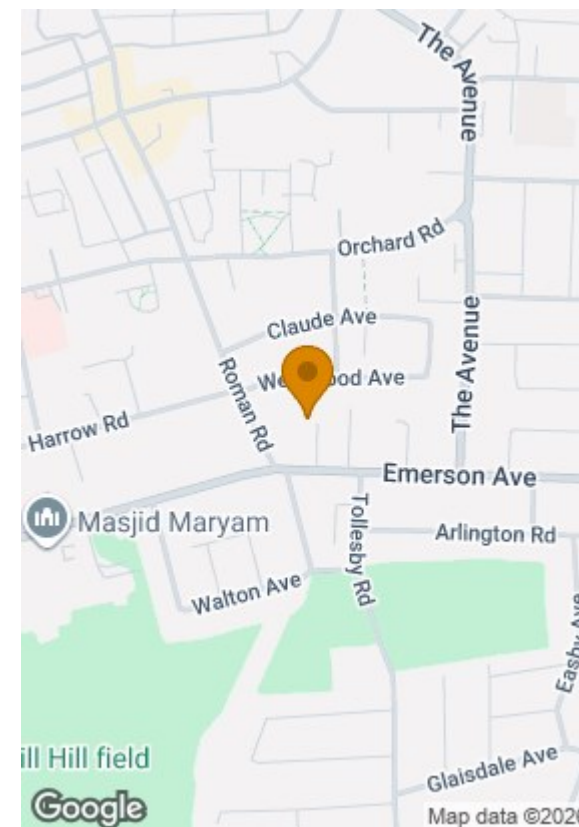
Bedroom
6'7 x 7'3 (2.01m x 2.21m)

Bathroom









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

26 Stokesley Road, Marton, Middlesbrough, TS7

8DX

Tel: 01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk



**SMITH &
FRIENDS**
ESTATE AGENTS