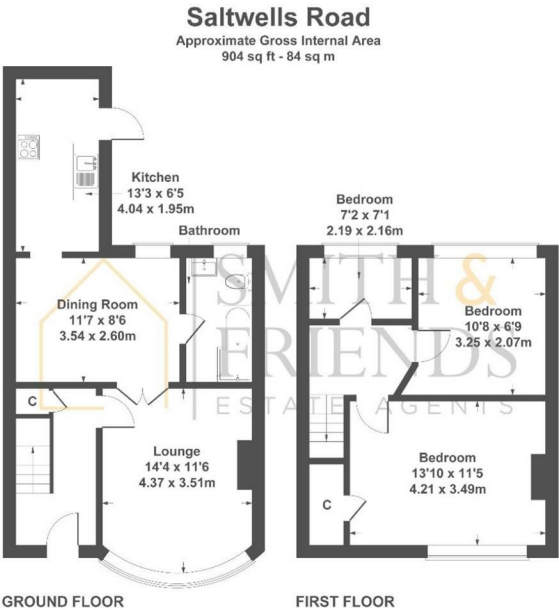


SMITH & FRIENDS are delighted to offer to the market this attractive and well presented three bedroom terraced property situated in the popular TS4 area within close proximity to local amenities. The immaculate accommodation briefly comprises; entrance hallway with stairs to the first floor, living room, separate dining room, downstairs bathroom fitted with a white three piece suite and a modern fully equipped kitchen. To the first floor landing are three bedrooms (two doubles and one single) Externally to the rear of the property is an enclosed garden which is paved and mainly laid to lawn and to the front there is street parking available upon availability. Early viewing comes highly recommend to fully apricate.

Saltwells Road, Middlesbrough, TS4 2DT
3 Bed - House - Terraced
£125,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Saltwells Road, Middlesbrough, TS4 2DT



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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