



SELECTIVE LICENCING FROM THE COUNCIL APPLIES TO LANDLORDS

Two-bedroom mid terraced property, located close to local amenities and just a short distance from Middlesbrough Town centre.

This well cared for property would make an ideal first purchase or investment opportunity. The layout comprises of: Entrance, lounge, living room, kitchen, inner hallway and family bathroom. To the first floor there are Two double bedrooms. Also benefiting from uPVC DG, and an enclosed rear yard.

Deacon Street, Middlesbrough, TS3 6PB

2 Bed - House - Terraced

Offers Over £60,000

EPC Rating: E

Council Tax Band: A

Tenure: Freehold

GROUND FLOOR

ENTRANCE

DINING AREA

LOUNGE

KITCHEN

FAMILY BATHROOM

FIRST FLOOR

BEDROOM 1 (FRONT)

BEDROOM 2 (REAR)

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		77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		39
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC