



A fantastic and refurbished three bedroom terraced property situated in the popular Linthorpe area. The property has no chain involved. The deceptively spacious living accommodation briefly comprises of; entrance hallway with stairs to the first floor, open plan living room leading into the dining area and a modern fitted kitchen. To the first floor are three bedrooms which includes an impressive master bedroom and a separate family bathroom fitted with a three piece suite. Externally to the front of the property is a well maintained garden which gated access. To the rear is an enclosed yard. Viewings come highly recommended to fully appreciate.

**Hebron Road, Middlesbrough, TS5 6RD**

**3 Bedroom - House**

**Reduced To £145,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: C**

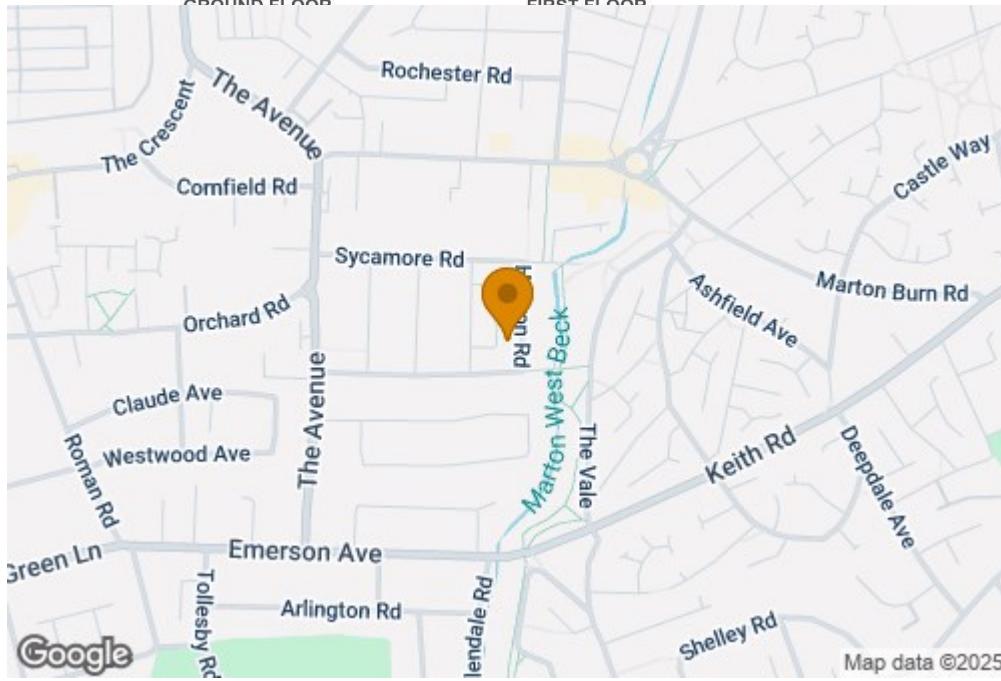


**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Hebron Road, Middlesbrough, TS5 6RD

## Hebron Road

Approximate Gross Internal Area  
1227 sq ft - 114 sq m



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends 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		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		