



SMITH & FRIENDS are delighted to offer to the market this spacious two bedroom semi detached property situated on the popular Gleeson Homes development at College Gardens. The home is conveniently located near schools, amenities and transport links to Cargo Fleet Lane.

The accommodation briefly comprises: entrance hall with stairs to the first floor, living room, modern kitchen/diner with French doors to the garden, two double first floor bedrooms and a master bathroom fitted with a three piece suite. Externally there is parking available to the side and an enclosed garden to the rear which is mainly laid to lawn.

**Keld House Gardens, Middlesbrough, TS3 9EY**  
**2 Bed - House - Semi-Detached**  
**O.I.R.O £135,000**  
**EPC Rating: B**  
**Council Tax Band: A**  
**Tenure: Freehold**

 **SMITH & FRIENDS**  
 ESTATE AGENTS



Keld House Gardens, Middlesbrough, TS3 9EY



Keld House Gardens



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		97
(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		
England & Wales		EU Directive 2002/91/EC

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