



SMITH & FRIENDS are delighted to offer to the market this beautiful and well presented three bedroom semi detached property situated within this highly sought after location. The property benefits from gas central heating and uPVC double glazing. The living accommodation briefly comprises; entrance hallway with stairs to the first floor landing, living room, rear dining room, opening to a modern, fully equipped fitted kitchen and an open plan family space ideal for entertaining or would be suitable for home office use. To the first-floor are three bedrooms, the master bedroom with quality fitted wardrobes and two further well-sized bedrooms. To complete the first floor is the modern family bathroom fitted with a four piece suite comprising of; cast iron roll top bath, double walk in shower cubicle, pedestal wash hand basin, and low flush WC. Externally to the front of the property is a driveway leading to a single detached garage and a well cared for lawned front garden. To the rear of the property is a fantastic plot which is not overlooked and offers a high degree of privacy, briefly comprising of lawn, patio area and fenced boundaries. Viewings are highly recommended to fully appreciate.

**Heythrop Drive, Middlesbrough, TS5 8QJ**

**3 Bedroom - House - Semi-Detached**

**Offers Over £220,000**

**EPC Rating: D**

**Tenure: Freehold**

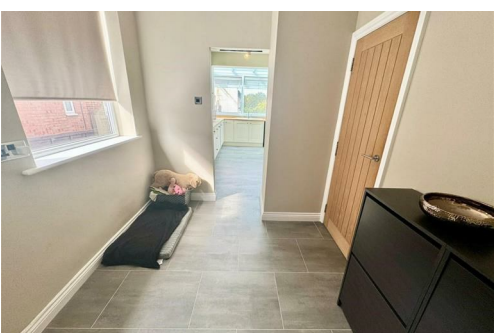
**Council Tax Band: C**



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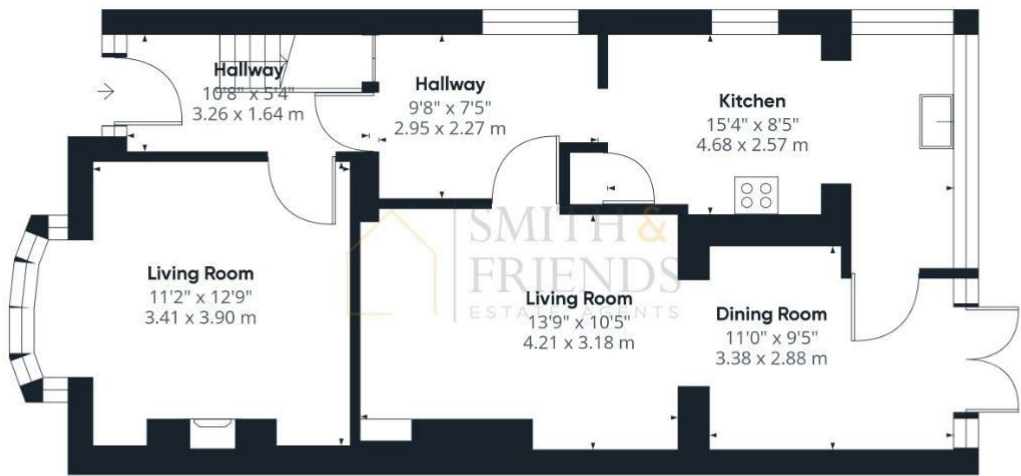
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1092 ft<sup>2</sup>  
101.45 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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. We 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	78
EU Directive 2002/91/EC		

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