



**Farmstead Street, Middlesbrough, TS5 8FJ**  
**3 Bed - House - Semi-Detached**  
**£215,000**

**Council Tax Band: C**  
**EPC Rating: B**  
**Tenure: Freehold**



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NO FORWARD CHAIN A superbly well presented 3 bedroom semi-detached townhouse offers a perfect blend of comfort and convenience. The property internally comprises of entrance hallway, lounge, kitchen/dining area, kitchen comes with built in appliances, cloaks/w.c., 1st floor landing, bedrooms 2 and 3, bathroom/w.c., 2nd floor, bedroom 1 and en-suite.

The property has a driveway to the rear and a single garage in addition to a lovely well maintained rear garden with porcelain tiled patio with lanwed area enclosed by timber fencing and brick wall with access to the side. Situated in a popular modern area known for its friendly community and accessibility to local amenities, making it a wonderful place to call home. It is within easy access to A19 and A174 making commuting accessible.















Ground Floor



Floor 1

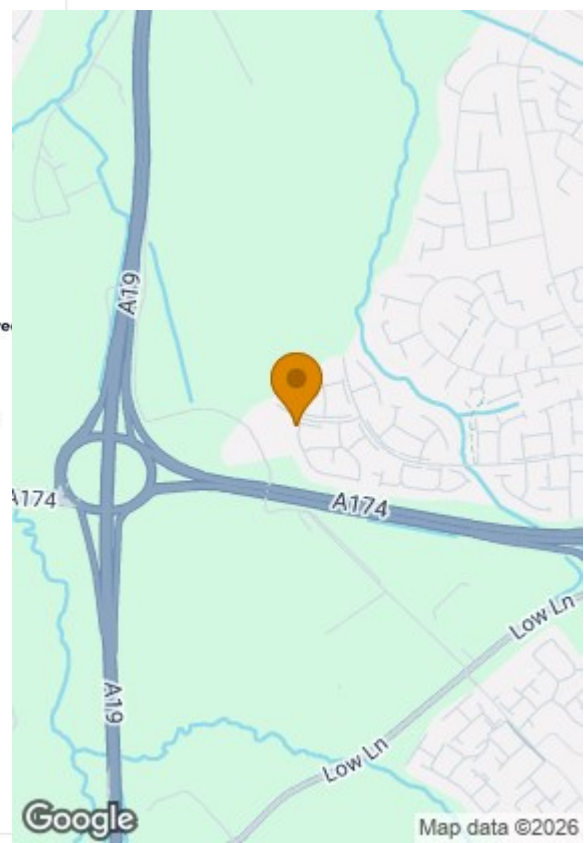


Floor 2



Approximate total area  
803 ft<sup>2</sup>  
74.8 m<sup>2</sup>

Reduced headroom  
6 ft<sup>2</sup>  
0.6 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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