



Public Notice

Address: 207 Crescent Road, Middlesbrough, North Yorkshire TS1 4QX

We are acting in the sale of the above property and have received an offer of £73,066

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - E

We offer to market this deceptively spacious three bedroom end terrace property within walking distance to Middlesbrough town centre. In our opinion this property would make an ideal investment property or first purchase. The accommodation briefly comprises of entrance hall, lounge, dining room, open plan kitchen/ breakfast area. To the first floor are three bedrooms and family bathroom. Externally there is an enclosed rear garden.

SELECTIVE LICENCING FROM THE COUNCIL APPLIES TO LANDLORDS

PLEASE NOTE: There is no boiler.

Crescent Road, Middlesbrough, TS1 4QX
3 Bed - House - End Terrace
£70,000
EPC Rating: E
Council Tax Band: A
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Crescent Road, Middlesbrough, TS1 4QX



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		
(69-80)	C		
(55-58)	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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