



SMITH & FRIENDS are delighted to offer to the market this fully modernised and upgraded three bedroom terraced property situated in the popular TS4 area and within easy reach to local amenities including shops and schools. The beautiful living accommodation briefly comprises; good size lounge with stairs to the first floor landing, stunning open plan fully equipped kitchen/diner with access to the garden. To the first floor landing are three spacious bedrooms a modern bathroom suite fitted with a white three piece suite. Externally to the rear of the property is a well kept garden which is mainly laid to lawn and to the front is street parking. . Viewings come highly recommend to fully appreciate.

Chippenham Road, Middlesbrough, TS4 3PH
3 Bed - House - Mid Terrace
£90,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Chippenham Road, Middlesbrough, TS4 3PH



Not to Scale. Produced by The Plan Portal 2024
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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. 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		85
(81-91) B		
(69-80) C	67	
(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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