



An excellent opportunity for first-time buyers or growing family, this well-presented three-bedroom home offers modern and comfortable living, complemented by off-road parking and an enclosed rear garden.

The accommodation opens into a welcoming entrance hall, providing access to a fitted kitchen and a spacious lounge, with French doors opening directly onto the rear garden,

To the first floor are three bedrooms together with a family bathroom suite, providing practical accommodation perfectly suited to first-time buyers, couples or a young family.

Externally, the property benefits from off-road parking to the front, and a closed rear garden.

Blenheim Road South, Middlesbrough, TS4 2GB

3 Bed - House

£140,000

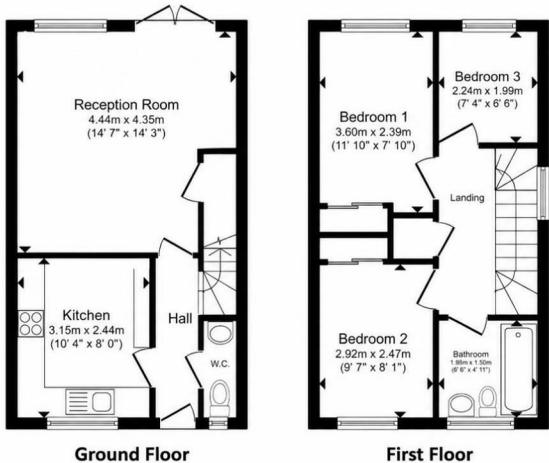
EPC Rating: C

Council Tax Band: B

Tenure: Freehold



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Total floor area 67.5 m² (726 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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		91
(81-91)	B		
(69-80)	C	75	
(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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