



This beautifully presented and much improved three-bedroom mid-terraced house is in the popular Linthorpe area of Middlesbrough and will certainly appeal to a variety of potential buyers. . The layout briefly comprises of, Inviting entrance hallway, open plan lounge and dining area, the latter with French doors opening onto the rear garden. The modern fitted kitchen is well equipped and includes integrated appliances. To the first floor there are three generous bedrooms all with built in storage and a modern white and chrome family shower room. Externally the both front and rear gardens have been landscaped for easy maintenance and again both enclosed. Brompton Rd is situated in a desirable location, this property enjoys excellent local amenities, including shops, schools, and transport links, making it a highly convenient choice for families or professionals. This home offers the perfect balance of style, space, and convenience.

Brompton Road, Middlesbrough, TS5 6JU

3 Bed - House - Mid Terrace

£140,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



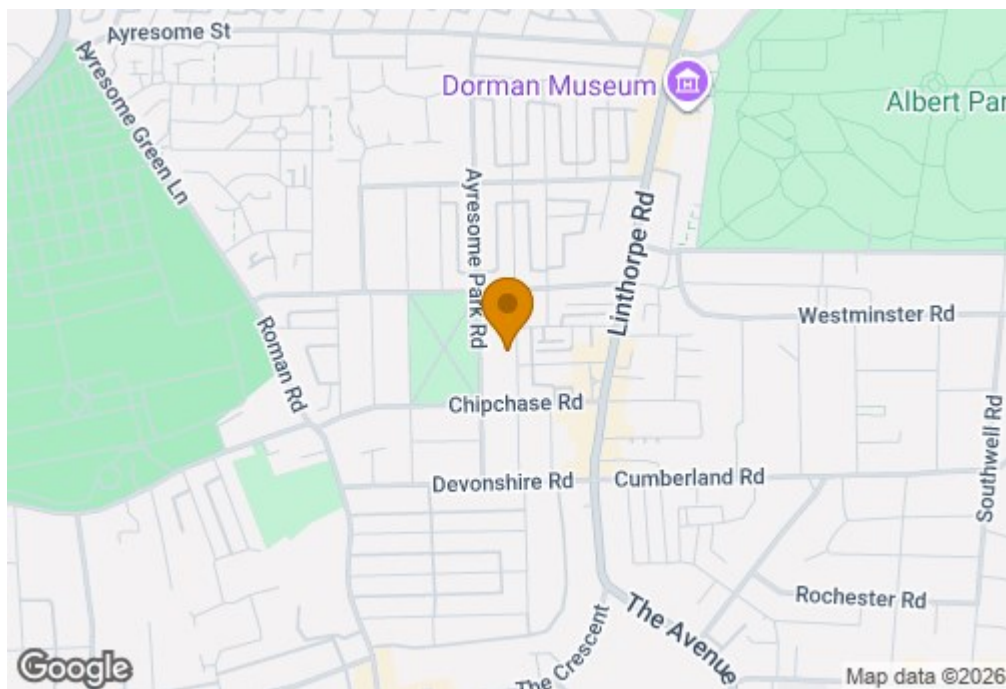
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
816 ft²
75.9 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk

