



SMITH & FRIENDS are delighted to offer to the market this two bedroom property built by Gleeson Homes to their "Cork" design. The home benefits from a bright and well designed living room that leads into a contemporary kitchen-diner with French doors leading out to the rear garden. There is also the benefit of a useful cloakroom which completes the downstairs space. To the first floor landing are two generously sized bedrooms and a family bathroom. Externally to the front of the property is a drive for one car leading to the garage. To the rear of the property is an enclosed garden which is mainly laid to lawn. Viewings come highly recommended to fully appreciate.

Henwood Close, Middlesbrough, TS5 4NY

2 Bed - House - Semi-Detached

£136,000

EPC Rating: B

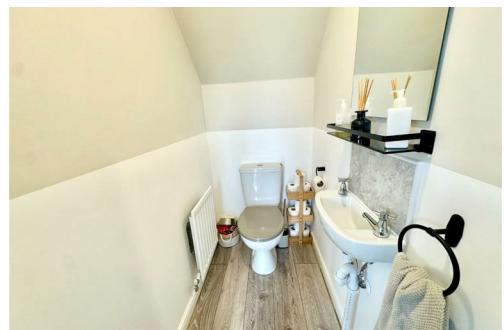
Council Tax Band: B

Tenure: Freehold

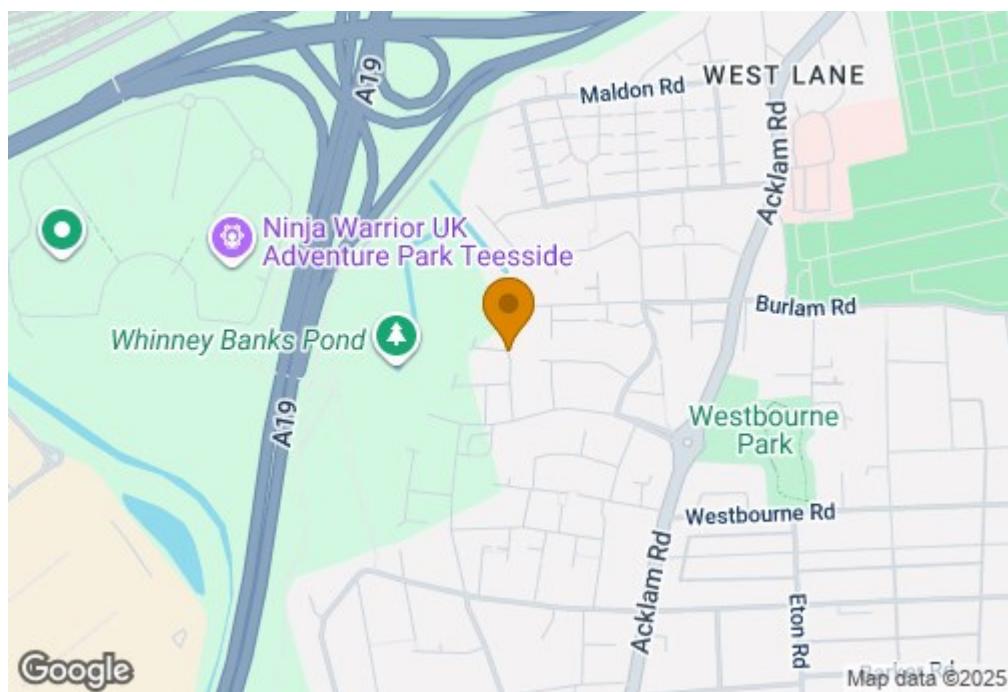


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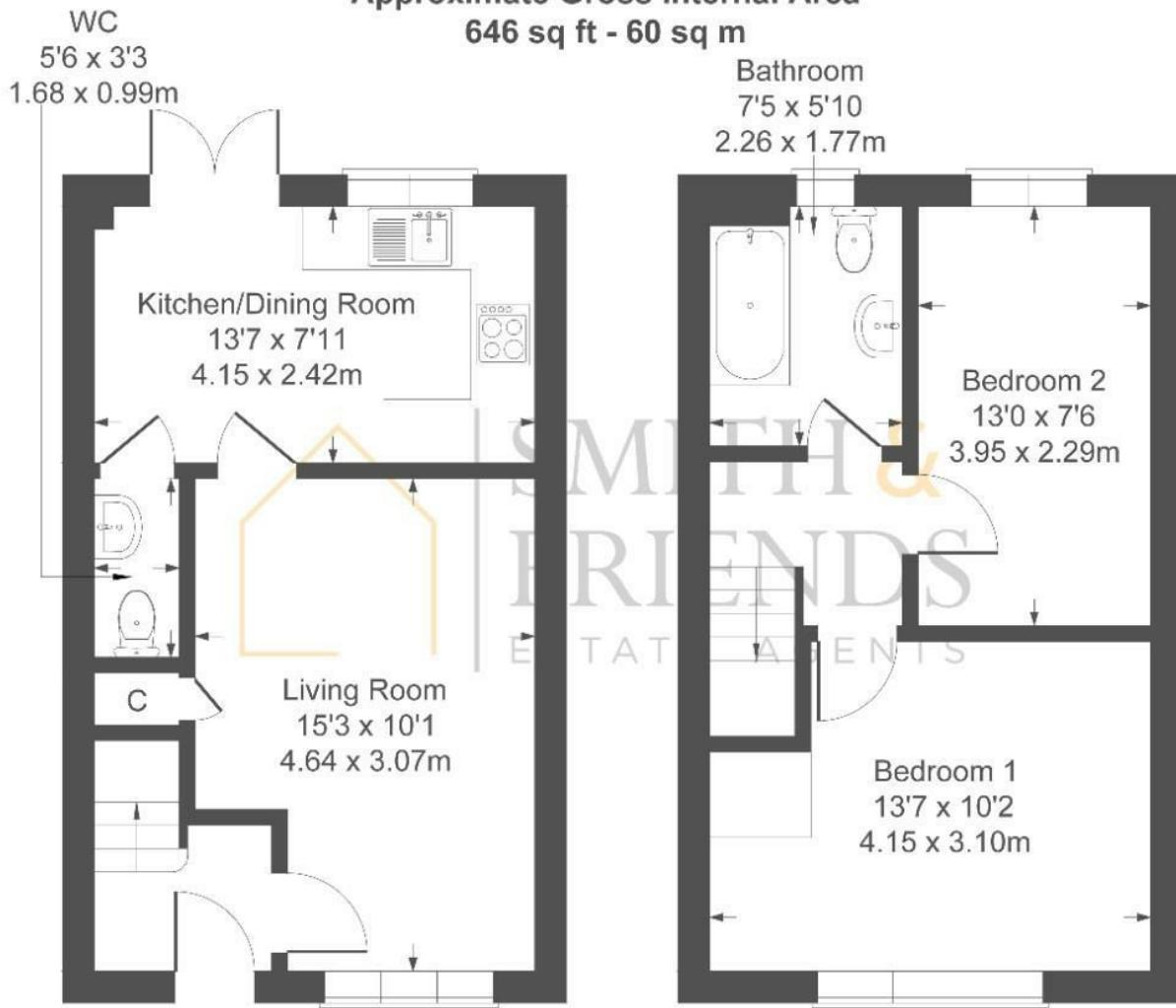
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Henwood Close

Approximate Gross Internal Area

646 sq ft - 60 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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		97
(81-91) B		83
(69-80) C		
(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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