



We are delighted to offer for sale this well presented two bedroom mid terrace home which is offered with the benefit of NO CHAIN INVOLVED. The property is situated in Tollesby Hall area and would appeal to a variety of buyers including first time buyers, rental investors or anyone looking to downsize. The property benefits from gas central heating and double glazing throughout. The deceptively spacious living accommodation briefly comprises; good size lounge with stairs to the first floor and a fitted kitchen with patio doors with access to the rear garden. To the first floor landing are two bedrooms and a bathroom/WC fitted with a three piece suite with shower over bath. Externally the property occupies an excellent plot with gardens to the front & rear. To the rear is an enclosed garden which is a generous size and, mainly paved with brick fully established borders to the front there is a lovely open aspect. Viewings come highly recommended to fully appreciate.

**Sidmouth Close, Middlesbrough, TS8 9DN**  
**2 Bed - House - Terraced**  
**O.I.R.O £125,000**  
**EPC Rating: C**  
**Council Tax Band: B**  
**Tenure: Freehold**

 **SMITH & FRIENDS**  
 ESTATE AGENTS

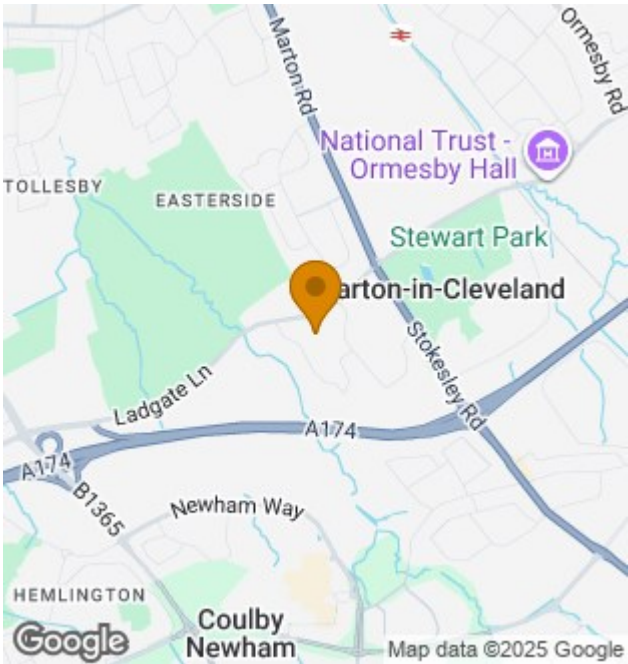
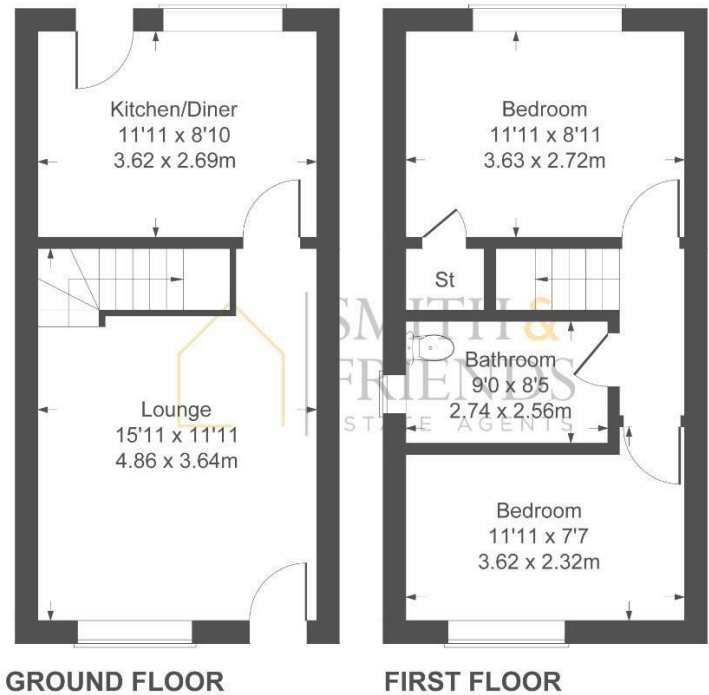


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- Lounge**  
Double glazed window with open views to the front across garden to trees and bushes; radiator. Stairs leading off to first floor
- Kitchen**  
Sliding patio doors opening onto garden; integrated hob and oven. Wall mounted Combi gas central heating boiler; radiator; Washing machine
- Bedroom 1**  
Double at rear; double glazed; feature fitted wardrobe with sliding mirrored doors giving extensive storage space; separate cupboard; radiator;
- Bedroom 2**  
Single at front; double glazed; feature fitted wardrobe with sliding mirrored doors giving extensive storage space; radiator
- Bathroom/w.c.**  
Bath with quality shower over; wash basin; WC; heated towel rail.
- External**  
Front garden with open aspect onto trees and bushes, rear garden with patio, parking space to front.



Sidmouth Close  
Approximate Gross Internal Area  
602 sq ft - 56 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, 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
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		