



A 3 bedroom mid terrace house comprising of entrance hallway, lounge, dining room, kitchen, rear lobby, bathroom/w.c., landing and 3 bedrooms. The property has an open aspect to the front and benefits from gas central heating, a modern bathroom with over bath shower and enclosed yard to the rear.

Energy Rating D
Council Tax Band A

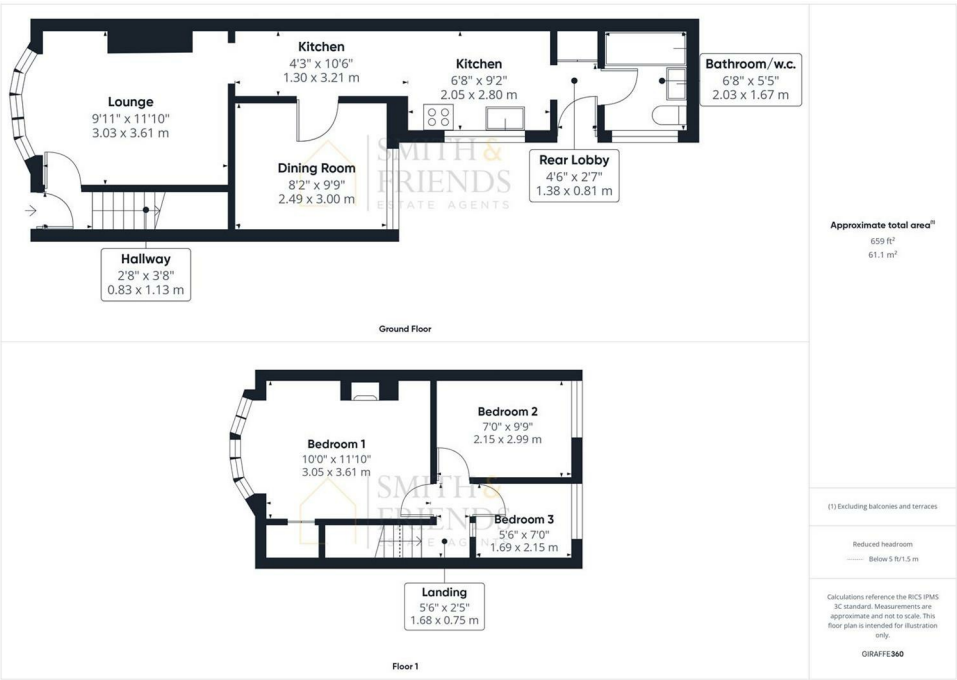
BOND - £623

Tenant required earnings - £16,200 If required, Guarantor earnings - £19,440
(Application is subject to a Holding Fee - please refer to our website for further details)

Macbean Street, Middlesbrough, TS3 6PP
3 Bed - House - Mid Terrace
£540 Per Calendar Month
EPC Rating: D
Council Tax Band: A
Tenure:

 **SMITH & FRIENDS**
ESTATE AGENTS

Macbean Street, Middlesbrough, TS3 6PP



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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		85
(81-91) B		
(69-80) C		66
(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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