



Larger style and well presented 3 bed semi - Popular Tollesby Area - 2 reception rooms - Modern kitchen and bathroom - 3 Good sized bedrooms -

Accommodation comprises of: Entrance Hall, Lounge, 2nd Reception Room, and Kitchen, to the 1st floor 3 bedroom and family bathroom.

Externally Gardens to front and rear with driveway single garage,

Energy Rating D

**Branksome Avenue, TS5 7PA**  
**3 Bedroom - House - Semi-Detached**  
**Chain Free £185,000**  
**EPC Rating: D**  
**TENURE: Freehold**  
**COUNCIL TAX BAND: C**

 **SMITH & FRIENDS**  
ESTATE AGENTS

# Branksome Avenue, TS5 7PA



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			
(69-80) C			75
(55-68) D		63	
(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

