



SMITH AND FRIENDS are delighted to offer to the market this deceptively spacious two bedroom terraced property which has the benefit of a fully boarded loft which can be accessed via a fixed staircase. The property would appeal to a variety of buyers including first time buyers, anyone looking to downsize or investors. The property has uPVC double glazing throughout and gas central heating. The living accommodation briefly comprises; entrance hall into the generous sized lounge with two gas fires and fire surround, kitchen with access to the rear yard and a downstairs wet room/WC comprising of a close coupled WC, pedestal sink basin and shower. To the first floor are two double bedrooms and access to the fully boarded loft room. Viewings come highly recommended to appreciate the full potential.

Energy Rating to follow

**Kindersley Street, Middlesbrough, TS3 6PW**

**3 Bed - House - Terraced**

**£60,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**





# Kindersley Street, Middlesbrough, TS3 6PW

## Lounge

26'7 x 12'8 (8.10m x 3.86m)

uPVC double glazed window to the rear aspect, two gas fires with surround and two radiators.

## Kitchen

12'0 x 10'4 (3.66m x 3.15m)

uPVC double glazed composite door with double glazed glass inserts which opens to the yard, one radiator, fitted with base units near the sink, uPVC double glazed window to the yard, side uPVC double glazed window to the side aspect, sink unit, space for an oven and washing machine and door to downstairs wet room.

## Downstairs Wet Room

uPVC double glazed window to the side aspect, close coupled WC, wash hand basin and shower.

## Bedroom One

12'9 x 9'10 (3.89m x 3.00m)

uPVC double glazed window to front aspect and one radiator.

## Bedroom Two

12'11 x 11'6 (3.94m x 3.51m)

uPVC double glazed window to the rear aspect, wall mounted Worcester Combi boiler and one radiator with stairs to loft space.

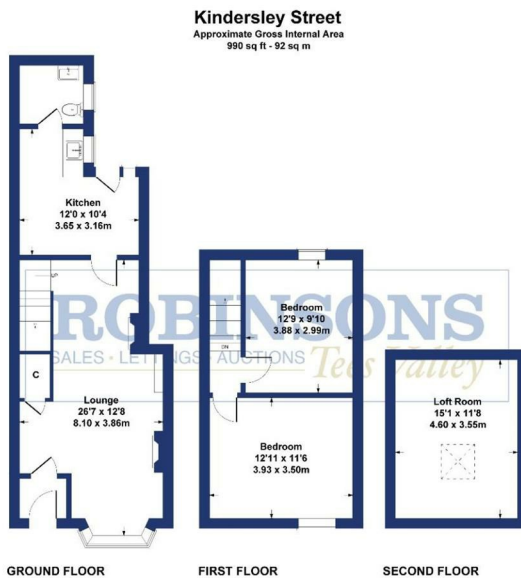
## Loft Space

15'1 x 11'8 (4.60m x 3.56m)

Fantastic size with a single glazed Velux window and storage.

## Yard

Bolted gated access.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
Produced by Potterplans Ltd. 2022

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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
		67	81

EU Directive 2002/91/EC

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