



SMITH AND FRIENDS offer to the market this two bedroom terrace home which is to be sold with SITTING TENANTS PAYING £600PCM.

The property is within easy reach to local amenities, public transport routes and Teesside University.

The living accommodation briefly comprises; entrance hall with stairs to the first floor, spacious lounge to the front and good sized fitted kitchen with access to the rear. To the first floor are two bedrooms and the family bathroom fitted with a white four piece suite comprising panelled bath, walk in shower, wash hand basin and WC. The loft has been fully boarded which can be accessed via previous bedroom 3. Externally to the front of the property is a palisade and to the rear is a low maintenance yard laid to patio.

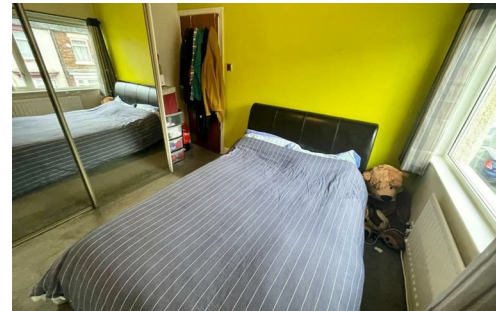
IF YOU ARE A BUY TO LET INVESTOR AND WANT FURTHER INFORMATION ON THE TENANCY OR TO ARRANGE A VIEWING PLEASE CALL THE OFFICE ON 01642 313666.

FREEHOLD TENURE  
COUNCIL TAX BAND A  
EPC RATING E

**Surrey Street, Middlesbrough, TS1 4QB**  
**2 Bed - House - Mid Terrace**  
**Offers In The Region Of £98,000**  
**EPC Rating: E**  
**Council Tax Band: A**  
**Tenure: Freehold**



# Surrey Street, Middlesbrough, TS1 4QB



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	49	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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