



SMITH AND FRIENDS are delighted to offer to the market this deceptively spacious three bedroom terraced home which is within easy reach to popular Linthorpe amenities and has the benefit of NO CHAIN INVOLVED. The living accommodation briefly comprises; entrance hallway with stairs to first floor, two good size reception rooms, modern fully equipped kitchen with access to a useful rear utility. To the first floor landing are three double bedrooms and a family bathroom suite comprising of a three piece suite. Externally to the rear of the property is an enclosed yard to the rear with a palisade to the front and plenty of off street parking.

CONTACT SMITH AND FRIENDS ON 01642 313666 TO ARRANGE VIEWING.

FREEHOLD TENURE
COUNCIL TAX BAND B

Queens Road, Middlesbrough, TS5 6EF
3 Bed - House - Terraced
Asking Price £125,000
EPC Rating: E
Council Tax Band: B
Tenure: Freehold



Queens Road, Middlesbrough, TS5 6EF



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)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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