



\*\*\* RECENTLY REDUCED FOR A QUICK SALE \*\*\*

SMITH AND FRIENDS are delighted to offer this well presented three bedroom semi detached home built to the Persimmon Homes 'Hanbury' design situated on the ever so popular Ladgate Woods development. The home would appeal to a variety of buyers including first time buyers, investors or anyone looing to downsize. The property benefits from various useful storage cupboards including loft access via pull down ladder, uPVC double glazing, gas central heating and a security alarm system. The deceptively spacious living accommodation briefly comprises; entrance hall with stairs to the first floor, downstairs cloakroom/WC, living room and a modern open plan kitchen/diner with integrated appliances including a built in stainless steel oven, hob, extractor and dishwasher. To the first floor landing are three bedrooms, the master benefitting from an en-suite shower room and a family bathroom fitted with a white three piece suite comprising of; panelled bath, sink unit & WC. Externally to the front of the property is a double width driveway and to the rear is a westerly facing garden which is mainly laid to lawn with a patio & stoned area. Viewings come highly recommended to fully appreciate!!

Horse Chestnut Close, Middlesbrough, TS8 9GH

3 Bedroom - House - Semi-Detached

O.I.R.O £165,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: C

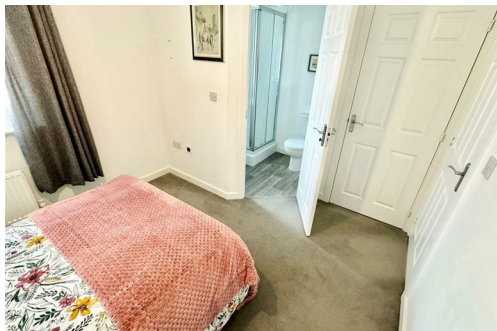


SMITH &  
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ESTATE AGENTS

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[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

# Horse Chestnut Close

Approximate Gross Internal Area  
753 sq ft - 70 sq m



**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. 2023

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. We 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) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</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>		EU Directive 2002/91/EC	

