



SMITH AND FRIENDS are delighted to offer for sale this deceptively spacious three bedroom end of terrace house situated off Dunstable Road just off Newport Road and within easy access to local amenities and motorway links. The property would appeal to a variety of buyers including first time buyers, investors or anyone looking to downsize. The well presented living accommodation briefly comprises; entrance porch, good size lounge with stairs to the first floor, modern fitted kitchen/diner and access to the garden. To the first floor landing are three bedrooms and a bathroom/WC fitted with three piece suite. Externally to the rear of the property is a low maintenance garden which is mainly laid to artificial lawn and a brick storage outhouse and to the front of the property is lawn. There is also street parking available. Viewings come highly recommended.

Dunlane Close, Middlesbrough, TS5 4AW
3 Bed - House - End Terrace
£105,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold

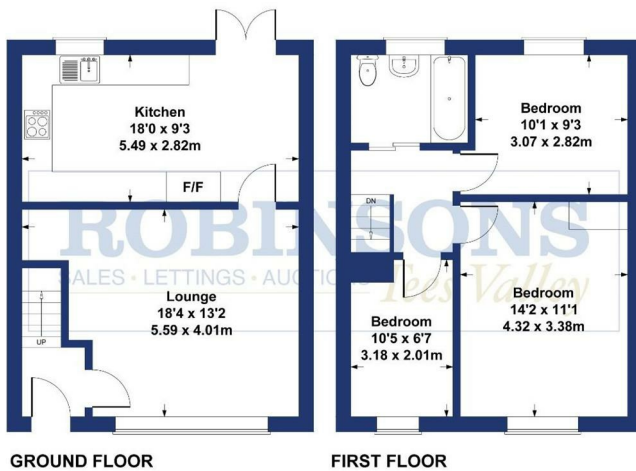


**SMITH &
FRIENDS**
ESTATE AGENTS

Dunlane Close, Middlesbrough, TS5 4AW



Dunlane
Approximate Gross Internal Area
880 sq ft - 82 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. 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		83
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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

www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS