







TO BE SOLD WITH A SITTING TENANT PAYING £575PCM

An ideal opportunity for any investor looking to purchase a property with a sitting tenant. The living accommodation comprises of; entrance hall, good size lounge, and a fitted kitchen. To the first floor are three bedrooms and a bathroom/WC fitted with a three piece suite. Externally, to the rear of the property is a huge plot, mainly laid to lawn with a patio area.

PLEASE CALL THE OFFICE ON 01642 313666 TO ARRANGE YOUR VIEWING. IN ASSOSCIATION WITH SMITH AND FRIENDS.

Calverley Road, Middlesbrough, TS3 9LQ 3 Bed - House - End Terrace

£77,000

**EPC Rating: D** 

Council Tax Band: A Tenure: Freehold



## Calverley Road, Middlesbrough, TS3 9LQ



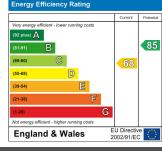








For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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