



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 ASSOCIATION 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



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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