



REDUCED FOR A QUICK SALE

SMITH AND FRIENDS are delighted to offer for sale this deceptively spacious FOUR BEDROOM end terrace house which would appeal to a variety of buyers including first time buyers, home movers or investors. The well presented living accommodation briefly comprises; entrance hall with stairs to the first floor and understairs storage cupboard, downstairs cloakroom/WC, fitted kitchen/diner and two good size reception rooms (one has access to the rear garden). To the first floor landing are four bedrooms (three doubles), en suite to master bedroom and a bathroom/WC with a four piece suite. Externally to the rear of the property is a generous size garden which has low maintenance bark laid. The rear of the property also has off street parking which can be accessed via the gate, and there is an additional shed which runs the length of the side of the house and one to the rear.

Viewings come highly recommended to fully appreciate.

Elmstone Gardens, Middlesbrough, TS8

9EL

4 Bed - House - End Terrace

Offers Over £105,000

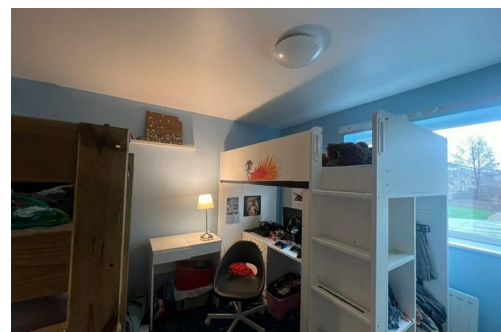
EPC Rating: C

Council Tax Band: A



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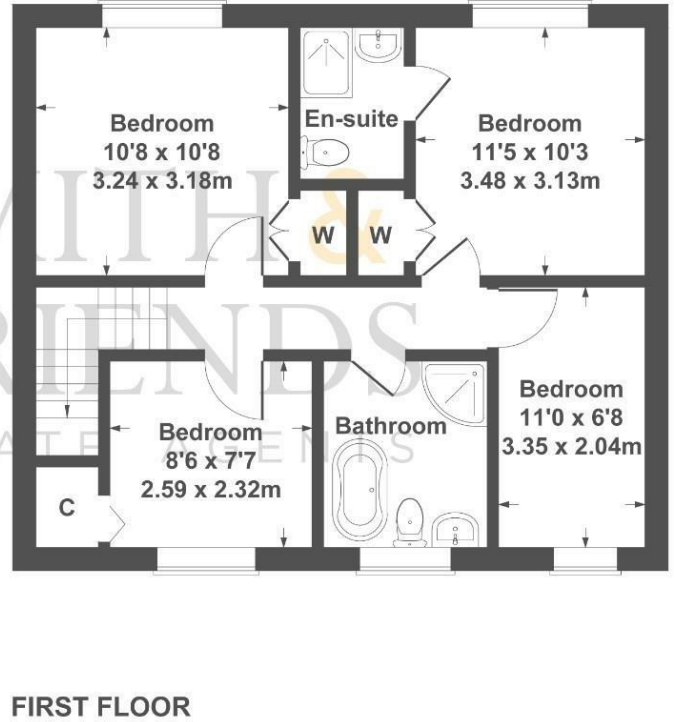
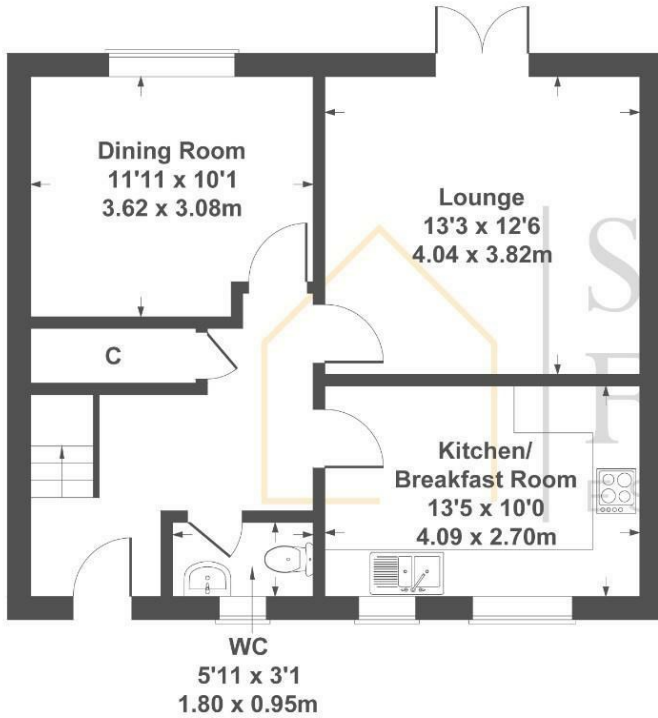
[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

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## Elmstone Gardens

Approximate Gross Internal Area  
1119 sq ft - 104 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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 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) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

26 Stokesley Road, Marton, Middlesbrough,  
TS7 8DX  
01642 313666  
middlesbrough@smith-and-friends.co.uk



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