



SMITH & FRIENDS are delighted to offer to the market this beautifully presented three bedroom semi detached property offered with the benefit of NO CHAIN INVOLVED appealing to a variety of buyers. The home is situated on this pleasant cul-de-sac and can be accessed via Stainton Way. The deceptively spacious living accommodation briefly comprises; entrance hall with stairs to the first floor landing, living room with useful under stairs storage cupboard, a stunning re fitted open plan fully equipped kitchen/diner leading to good size uPVC conservatory with access to the garden. To the first floor landing are three bedrooms and a modern bathroom fitted with a three piece suite comprising; panelled bath with shower over, WC & sink unit. Externally to the rear of the property is a generous size garden which is mainly laid to lawn. To the front of the property is parking for 2 vehicles leading to the single garage. Viewings come highly recommended to fully appreciate.

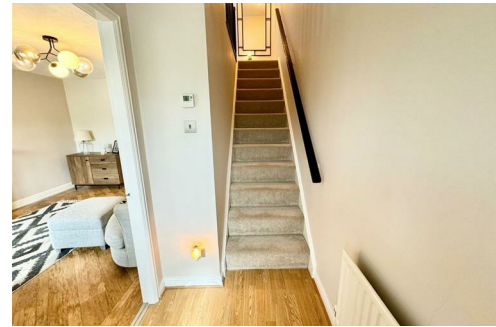
**Farthingale Way, Hemlington, Middlesbrough, TS8 9RW**  
**3 Bed - House - Semi-Detached**  
**£158,000**  
**EPC Rating: C**  
**Council Tax Band: B**  
**Tenure: Freehold**



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# Farthingale Way, Middlesbrough, TS8 9RW



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		88
(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			
England & Wales			
			EU Directive 2002/91/EC

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