



SMITH & FRIENDS are delighted to introduce this extended and well presented three bedroom semi detached property situated in the popular TS5 area and within close proximity to local amenities. This beautiful home benefits from a re fitted bathroom suite, a boarded loft, GCH & uPVC DG and can be sold with NO CHAIN INVOLVED. The generous ground floor accommodation comprises of; a spacious hallway with stairs to the first floor landing, downstairs WC, three well proportioned reception rooms and a fantastic open plan kitchen with ample dining area with sky light and bi-folding doors opening to the garden. To the first floor landing are three bedrooms (two doubles) and a recently fitted, high quality bathroom suite comprising of; walk-in shower, bath, sink unit & WC. To the rear is a low maintenance south-facing landscaped garden which is paved and paid to lawn. To the front, the property benefits from extensive off-street parking for multiple cars and a garage to the rear. Viewings come highly recommended to fully appreciate.

Emerson Avenue, Middlesbrough, TS5

7QT

3 Bed - House - Semi-Detached

£285,000

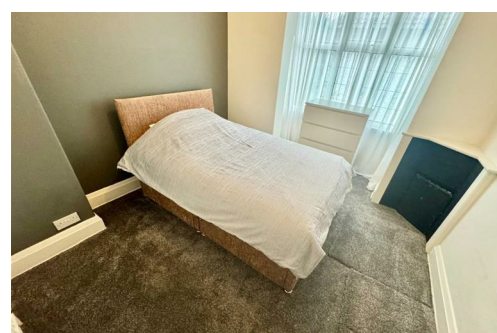
EPC Rating: D

Council Tax Band: D



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Emerson Avenue

Approximate Gross Internal Area
1690 sq ft - 157 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		
(81-91) B		
(69-80) C		
(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

Current: 59, Potential: 75

26 Stokesley Road, Marton, Middlesbrough,
TS7 8DX

01642 313666

middlesbrough@smith-and-friends.co.uk



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