



SMITH & FRIENDS are delighted to offer to the market this stunning three bedroom detached property built to the "Chester" design by Story Homes occupying an excellent plot. The property has many outstanding qualities and briefly comprises: a spacious hall with stairs to the first floor, pleasant lounge area, stunning open plan kitchen/diner with integrated appliances, separate utility, downstairs cloakroom/WC/, generous landing, master bedroom with en-suite, further two bedrooms and an immaculate family bathroom fitted with a three piece suite. Externally is an enclosed garden to the rear which is mainly laid to lawn with a detached garage and parking for 1-2 cars. Viewings come highly recommended to fully appreciate.

Salis Close, Middlesbrough, TS5 8FB

3 Bedroom - House - Detached

£235,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: D

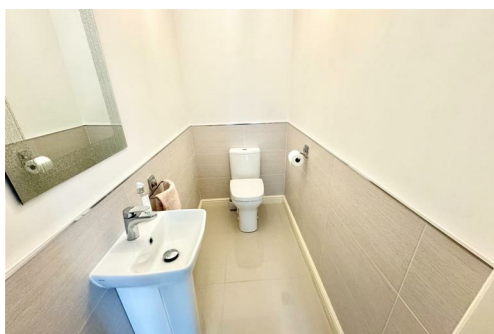


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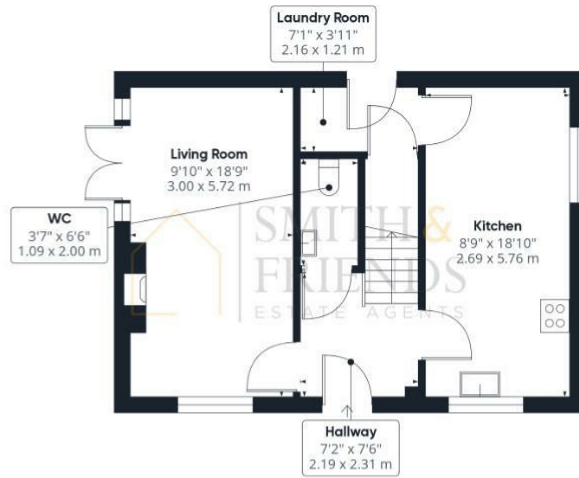


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Ground Floor



Floor 1

Approximate total area*
950.89 ft²
88.34 m²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		82	
(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	

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. We 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.

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



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