



SMITH & FRIENDS are delighted to offer to the market this stunning and deceptively spacious three bedroom semi detached property which would appeal to a variety of buyers especially growing families. The home is situated in the ever so popular TS5 area and within easy reach to local amenities, well regarded schools and shops. The well presented living accommodation briefly comprises; a lengthy entrance hall with stairs to the first floor, separate lounge with Victorian fireplace, an impressive open plan kitchen which has been extended with a wood burning stove in the living space, a stunning kitchen with island and bi-folding doors leading onto the rear garden onto decked area. To the first floor landing are three well proportioned bedrooms and a modern bathroom suite complete with a four piece suite. Externally the property occupies an excellent plot with a garage with separate utility area and access to the pergola which shelters the hot tub which will be included in the asking price. The garden is south facing so can be enjoyed during the summer months and is low maintenance laid to astro-turf with a decked seating area. Viewings come highly recommended to fully appreciate.

**Beech Grove Road, Middlesbrough, TS5 6RE**  
**3 Bed - House - Semi-Detached**  
**£239,950**  
**EPC Rating: D**  
**Council Tax Band: C**  
**Tenure: Freehold**



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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		83
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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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