



SMITH & FRIENDS are delighted to offer to the market this one bedroom ground floor flat situated in Normanby on a pleasant cul-de-sac and within easy reach to local amenities. The living accommodation briefly comprises; entrance lounge, fitted kitchen, bathroom comprising of a three piece suite and one double bedroom. The property benefits from private rear parking for residents and NO CHAIN INVOLVED. The property is also in need of repair and would appeal to a variety of buyers especially investors or first time buyers.

Hewley Street, Middlesbrough, TS6 0RD

1 Bed - Flat

£50,000

EPC Rating: C

Council Tax Band: A

Tenure: Leasehold

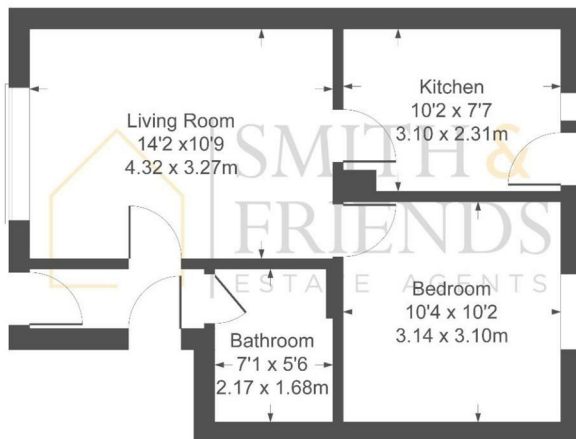


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FRIENDS**
ESTATE AGENTS

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Hewley Street

Approximate Gross Internal Area
420 sq ft - 39 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, 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			
(81-91) B			
(69-80) C		76	78
(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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