



SMITH & FRIENDS are delighted to offer to the market this beautifully presented three bedroom semi detached property situated in Ormesby. The spacious accommodation comprises; entrance hall with stairs to the first floor, living room, a stunning kitchen/diner, useful utility with access to the garden and a downstairs cloakroom/WC. To the first floor landing are three bedrooms and a modern bathroom fitted with a three piece suite. Externally to the front is a low maintenance paved area with parking for one car and to the rear is a generous size garden which is mainly laid to lawn with paved & decked seating areas. The property also benefits from a fantastic wooden shed which is currently used as a bar. Early viewing comes highly recommended.

**The Hall Close, Middlesbrough, TS7 9BY**

**3 Bedroom - House - Semi-Detached**

**£160,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: B**



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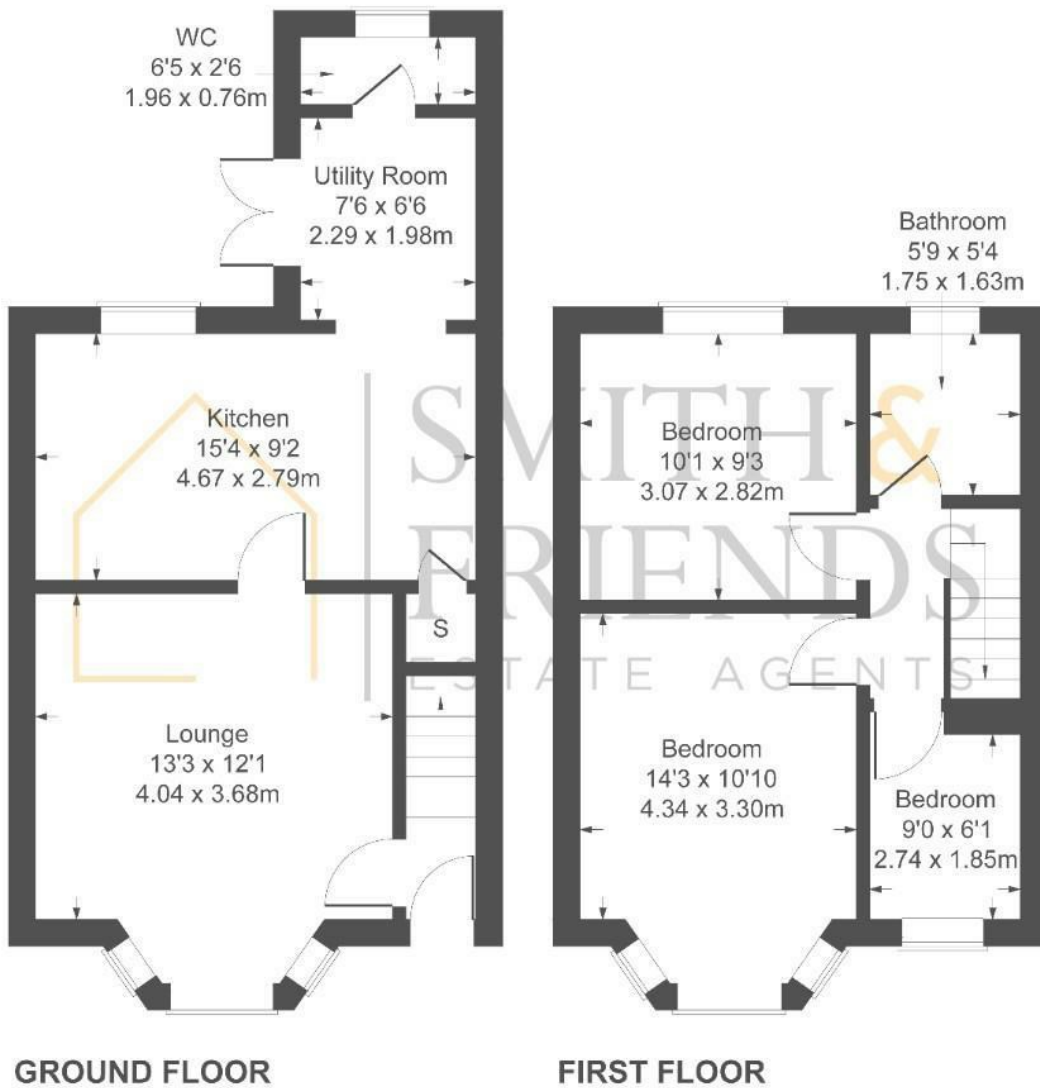


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## The Hall Close

Approximate Gross Internal Area  
811 sq ft - 75 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. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		64	
(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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