



SMITH & FRIENDS are delighted to offer for sale this three bedroom terraced property situated in Eston offered with NO CHAIN INVOLVED. The spacious accommodation briefly comprises; entrance hall with stairs to the first floor, living room and fitted kitchen. To the first floor are three bedrooms and a bathroom fitted with a three piece suite. Externally to the the front and rear of the property are low maintenance paved gardens. There is also the benefit of a brick outhouse area.

**Castleton Road, Middlesbrough, TS6 8AU**  
**3 Bed - House - Mid Terrace**  
**£90,000**  
**EPC Rating: D**  
**Council Tax Band: A**  
**Tenure: Freehold**



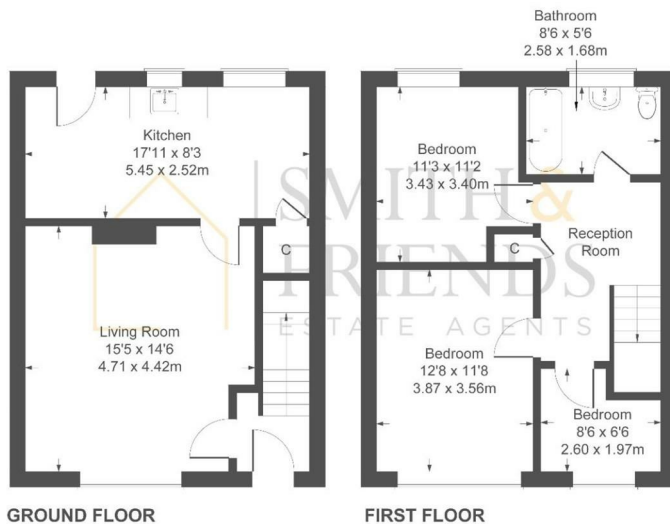
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ESTATE AGENTS

# Castleton Road, Middlesbrough, TS6 8AU



## Castleton Road

Approximate Gross Internal Area  
861 sq ft - 80 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		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	67	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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