



RECENTLY REDUCED

SMITH & FRIENDS are delighted to offer to market this beautifully presented three bedroom semi detached property situated in the ever so popular Linthorpe area on a LARGE CORNER PLOT offering the potential to extend subject to the relevant planning permission. The property also benefits from being within close proximity to local schools and amenities. The home would appeal to a variety of buyers including first time buyers. The generous accommodation briefly compromises, entrance hallway, spacious lounge, dining room with doors leading to the rear garden and stunning fitted kitchen with integrated oven. To the first floor landing are three bedrooms and a modern family bathroom with three piece bathroom suite. Externally the property benefits from gardens front, side and rear and viewings come highly recommend to fully appreciate the property.

Wakefield Road, Middlesbrough, TS5 6NL

3 Bedroom - House - Semi-Detached

Realistic Offers Considered £159,995

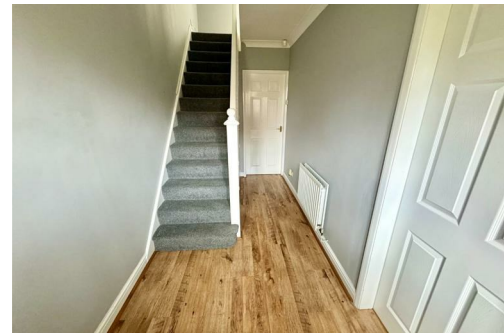
EPC Rating: C

Tenure: Freehold

Council Tax Band: B

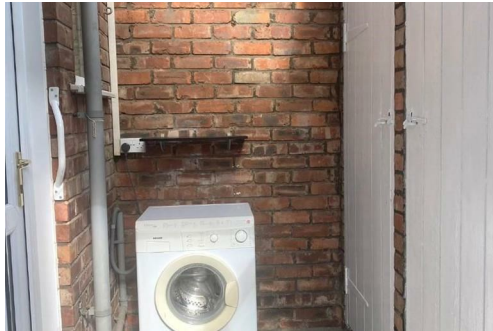


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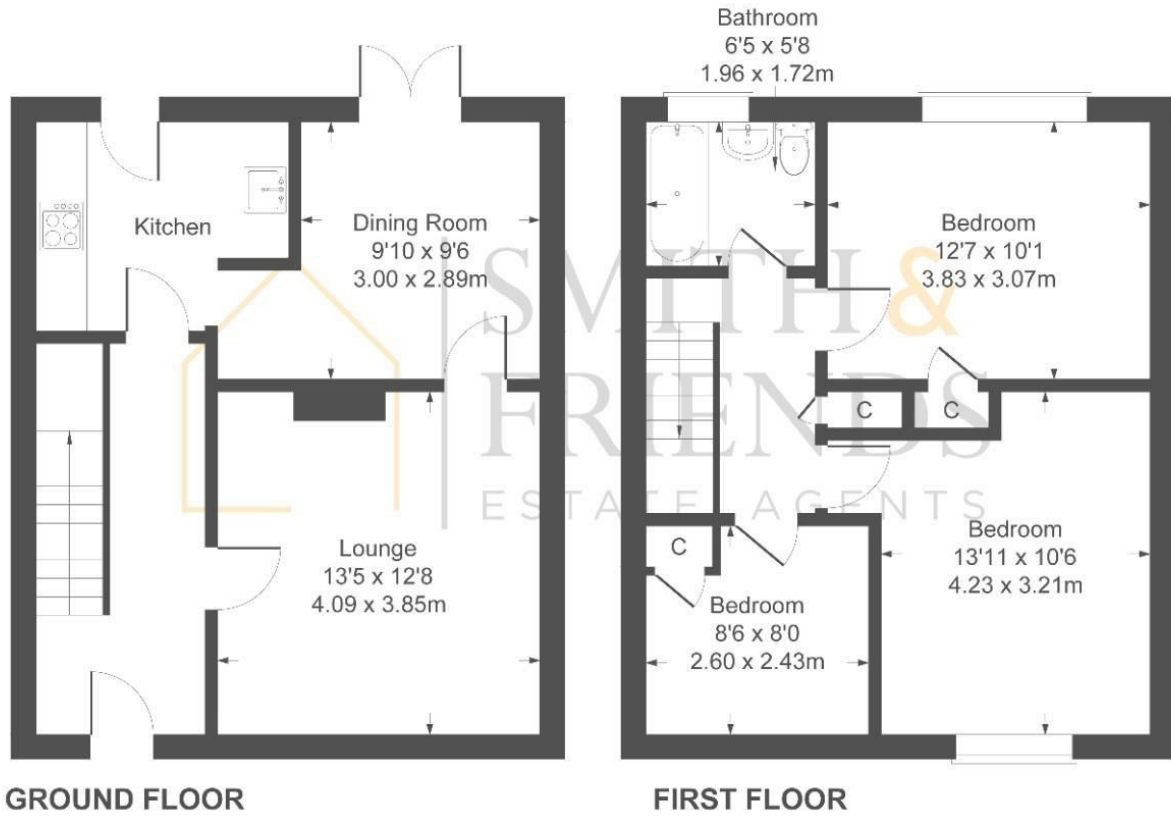
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Wakefield Road

Approximate Gross Internal Area
947 sq ft - 88 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			84
(81-91) B			
(69-80) C		69	
(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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SMITH & FRIENDS
ESTATE AGENTS