



Smith & Friends are pleased to offer for sale this recently refurbished two bedroom end terrace house offered with the benefit of no onward chain. The property will appeal to a variety of buyers including first time buyers, investors or anyone looking to downsize.

Fox Howe is located in a popular residential area off Newham Way within easy reach to local amenities including shops, schools for all age groups, regular bus services and Newham Grange Leisure Farm.

The property offers spacious accommodation which has recently been redecorated and has the benefit of a refitted kitchen and new carpets and flooring throughout.. The accommodation briefly comprises: Entrance Porch, 21' Lounge/ Dining Room, refitted Kitchen with built in oven and hob, Rear Porch, Landing, two double Bedrooms and Bathroom/ wc with a white suite.

Externally to the front of the property is a lawned garden with shared driveway to the side leading to a car parking area and brick garage to the rear. To the rear of the property is a long lawned garden which is not overlooked to the rear.

Viewing is highly recommended to appreciate the property fully..

Fox Howe, Middlesbrough, TS8 0RX

2 Bed - House - End Terrace

£147,500

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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GROUND FLOOR

Entrance Porch
5'0 x 4'10 (1.52m x 1.47m)

Lounge/ Dining Room
21'6 x 11'6 narrowing to 8'6 (6.55m x 3.51m narrowing to 2.59m)

Kitchen
11'6 x 7'8 (3.51m x 2.34m)

Rear Porch
3'8 x 3'6 (1.12m x 1.07m)

FIRST FLOOR

Landing

Bedroom 1
11'6 x 11'6 (3.51m x 3.51m)

Bedroom 2
11'6 x 11'0 (3.51m x 3.35m)

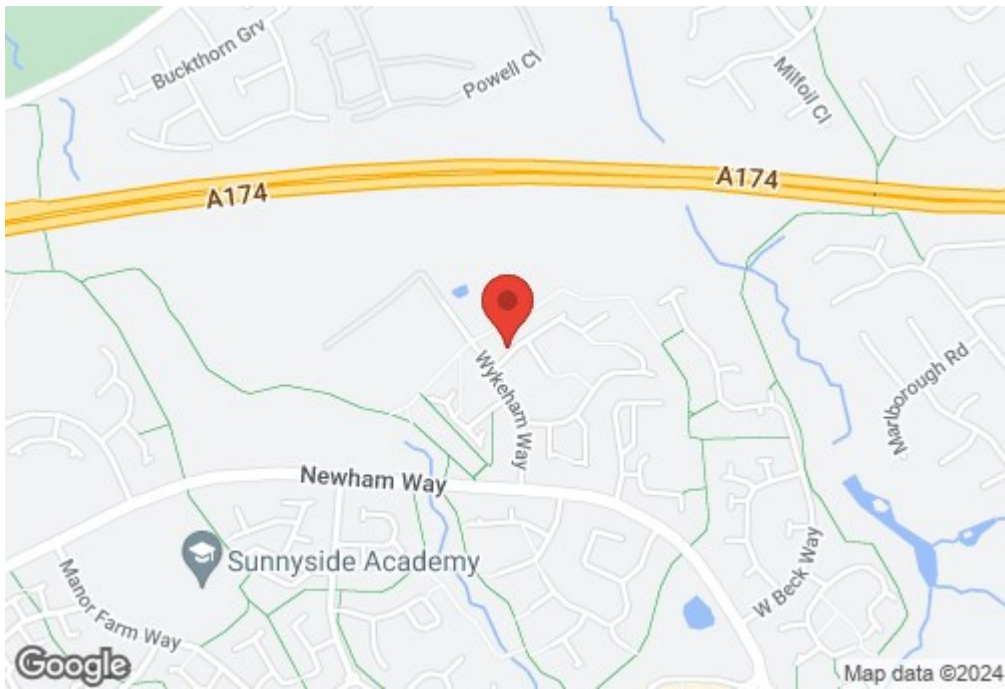
Bathroom/ wc
6'0 x 5'8 (1.83m x 1.73m)

OUTSIDE

Garage
16'4 x 8'4 (4.98m x 2.54m)



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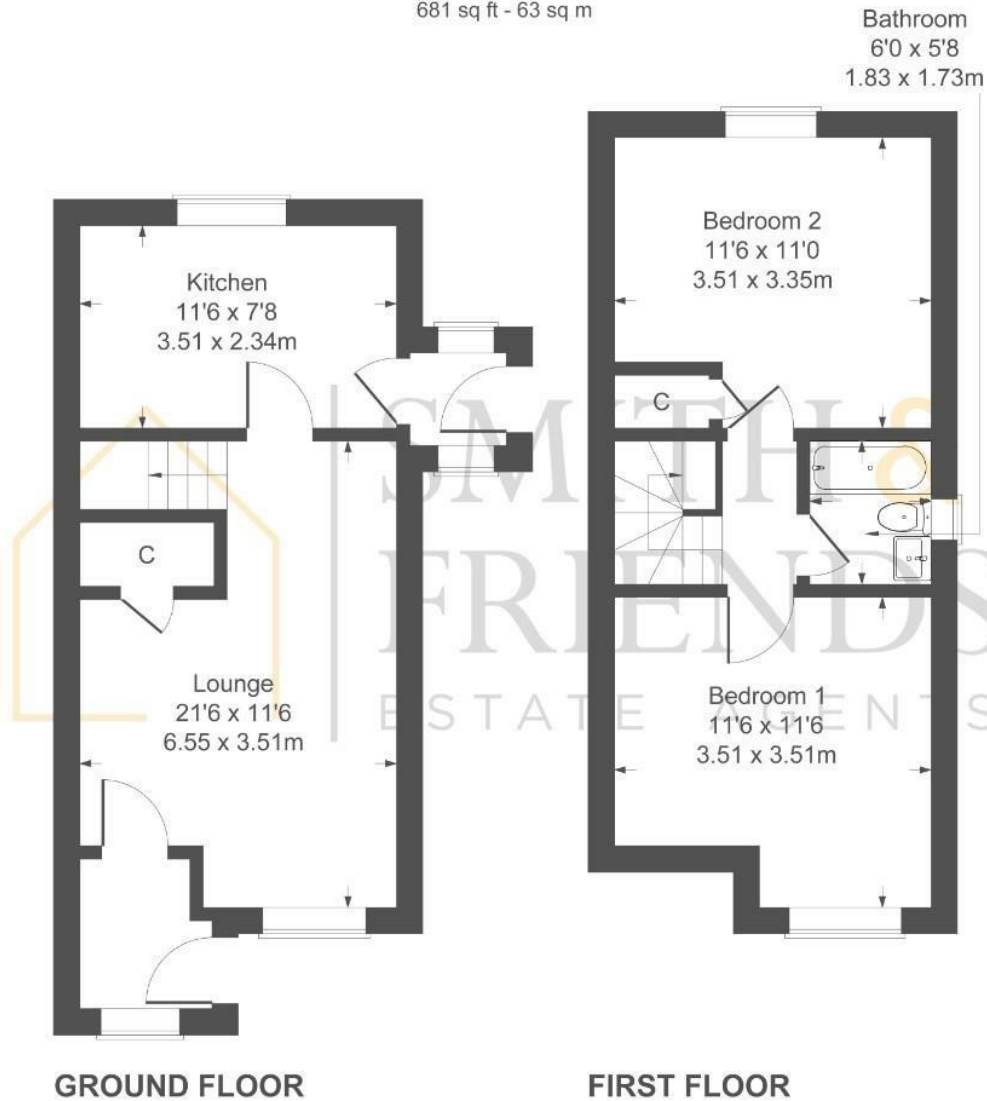


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Fox Howe

Approximate Gross Internal Area
681 sq ft - 63 sq m



GROUND FLOOR

FIRST FLOOR

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