



SMITH & FRIENDS are delighted to offer to the market deceptively spacious three bedroom terraced property situated in the ever so popular Coulby Newham area and offered with NO CHAIN INVOLVED. The home would appeal to a variety of buyers especially first time buyers, investors or anyone looking to downsize. The modern living accomodation briefly comprises; entrance hall, downstairs cloakroom/WC, lounge, attractive fully equipped kitchen/dining room with access to the garden. To the first floor landing are three bedrooms and a bathroom/WC fitted with a three piece suite. Externally to the front of the property is a paved garden. To the rear of the property is a low maintenance garden. which is mainly laid. Viewings come highly recommended to fully appreciate.

**Lingfield Ash, Middlesbrough, TS8 0ST**

**3 Bed - House - Terraced**

**Offers Over £132,500**

**EPC Rating: D**

**Council Tax Band: B**

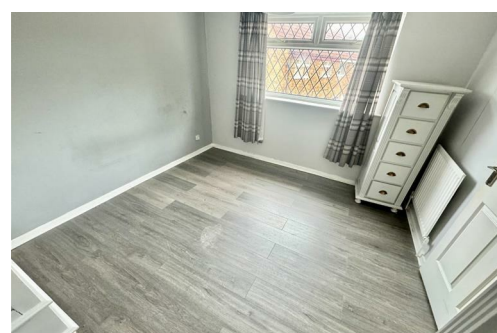
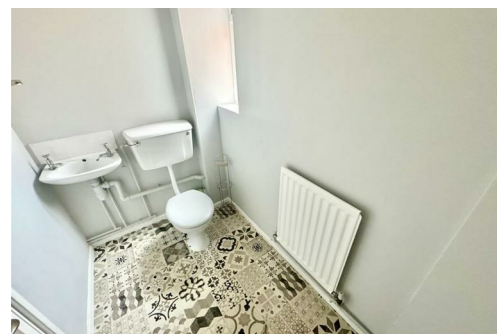
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



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# Lingfield Ash, Middlesbrough, TS8 0ST



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
 851.53 ft<sup>2</sup>  
 79.11 m<sup>2</sup>

**Reduced headroom**  
 13.02 ft<sup>2</sup>  
 1.21 m<sup>2</sup>

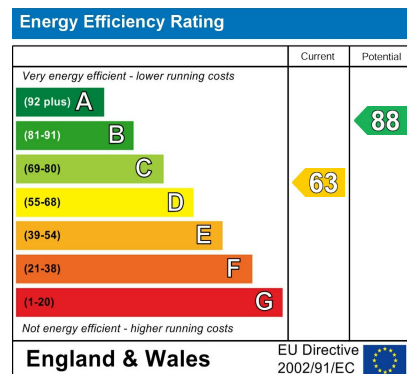
(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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.



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