



SMITH & FRIENDS are delighted to offer to the market this beautifully presented three bedroom end of terrace house built to the 'Buxton' design by Miller Homes. The property would appeal to a variety of buyers including first time buyers, investors or anyone looking to downsize. The spacious living accommodation briefly comprises; entrance hallway with stairs to the first floor, downstairs WC, a modern fitted kitchen and a generous lounge with uPVC French Doors to the garden. To the first floor landing are three bedrooms, the master bedroom has the benefit of an en suite shower room and an attractive bathroom/WC fitted with a white three piece suite. Externally to the rear is a well presented, south-facing landscaped garden with a patio seating area and side gated access. Viewings come highly recommended to fully appreciate.

**Gisburn Court, Middlesbrough, TS6 0DU**

**3 Bed - House - End Terrace**

**£175,000**

**EPC Rating: B**

**Council Tax Band: B**

**Tenure: Freehold**



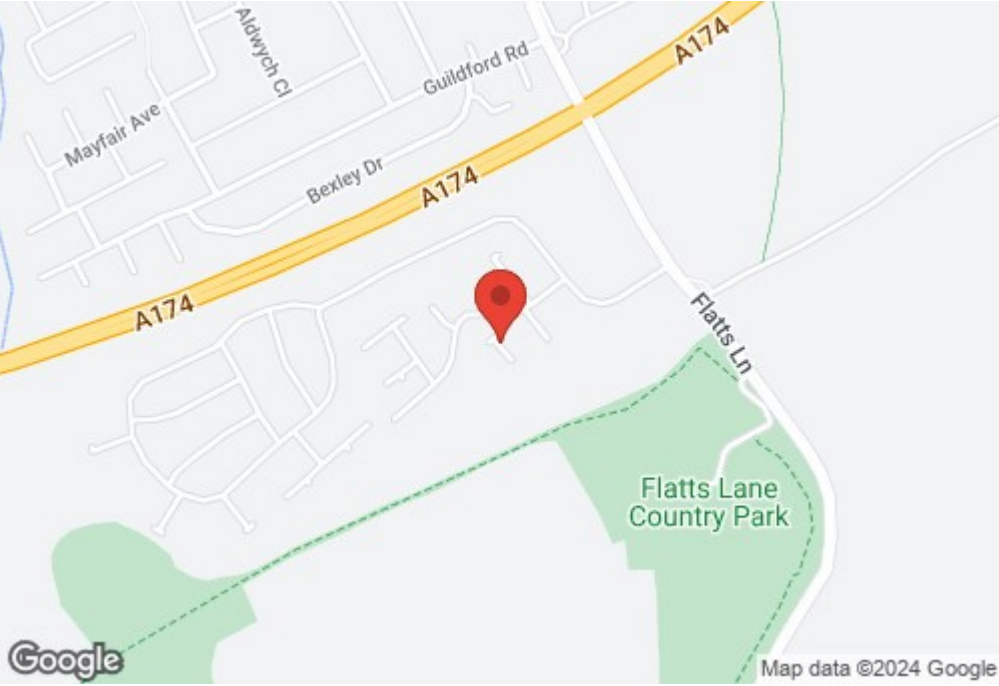
**SMITH &  
FRIENDS**  
ESTATE AGENTS



Gisburn Court, Middlesbrough, TS6 0DU



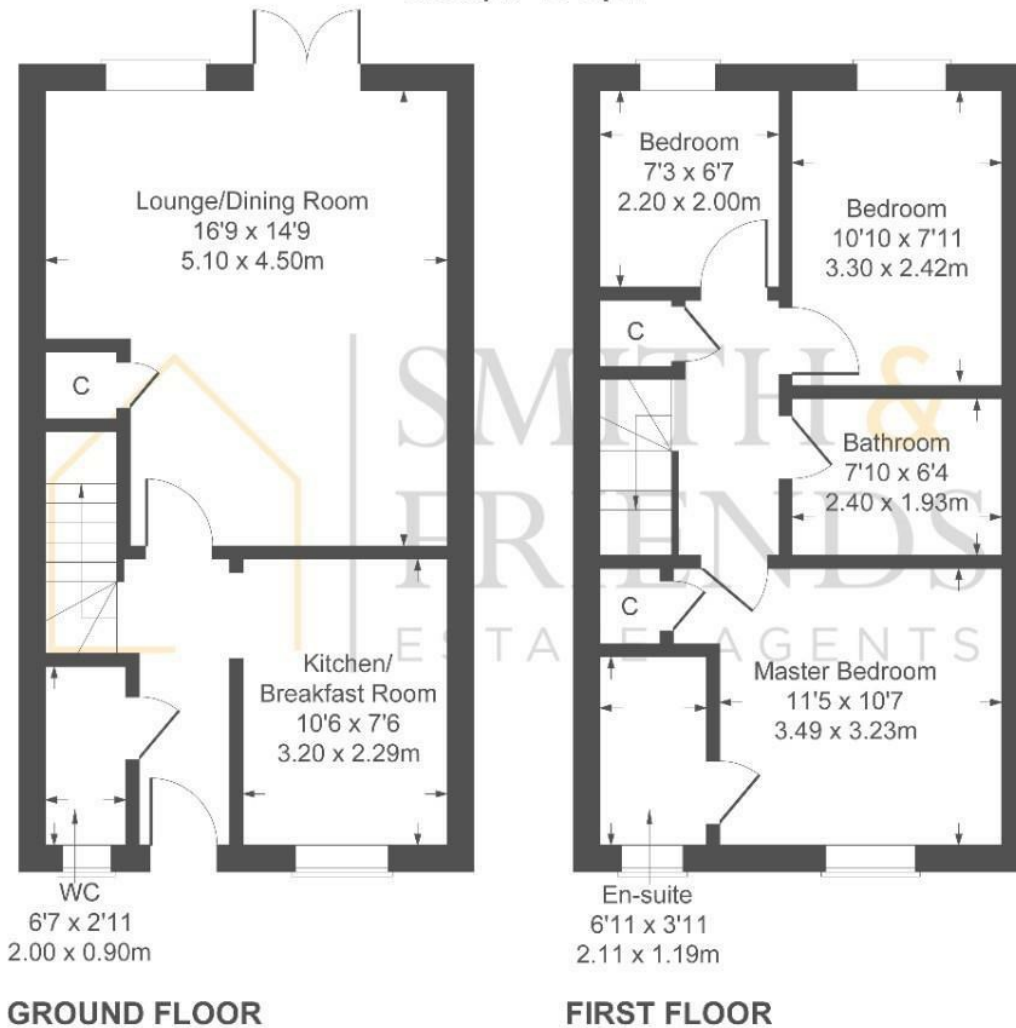
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[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

# Gisburn Court

Approximate Gross Internal Area  
818 sq ft - 76 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 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			96
(92 plus) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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