



SMITH & FRIENDS are delighted to offer to the market this deceptively spacious three bedroom semi detached property situated in a pleasant cul-de-sac in prime Nunthorpe location and offered with NO CHAIN INVOLVED. The property is conveniently located close to Nunthorpe train station, well regarded schools and local amenities including pubs, shops and doctors. This lovely home benefits from gas central heating, uPVC double glazing and a fully boarded loft which has power and lighting. The well presented living accommodation briefly comprises; entrance hallway with stairs to the first floor, downstairs cloakroom/WC, large living room, attractive fitted kitchen and a uPVC conservatory with access to the garden. To the first floor landing is a spacious landing with three bedrooms, a bathroom fitted with a two piece suite and a separate WC. Externally to the rear of the property is a low maintenance garden which is laid to astro-turf and decked seating area . To the front of the property is a drive for 2 cars leading to a detached single garage. Viewings come highly recommended to fully appreciate.

**Selby Road, Middlesbrough, TS7 0EY**

**3 Bed - House - Semi-Detached**

**Offers Over £179,950**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



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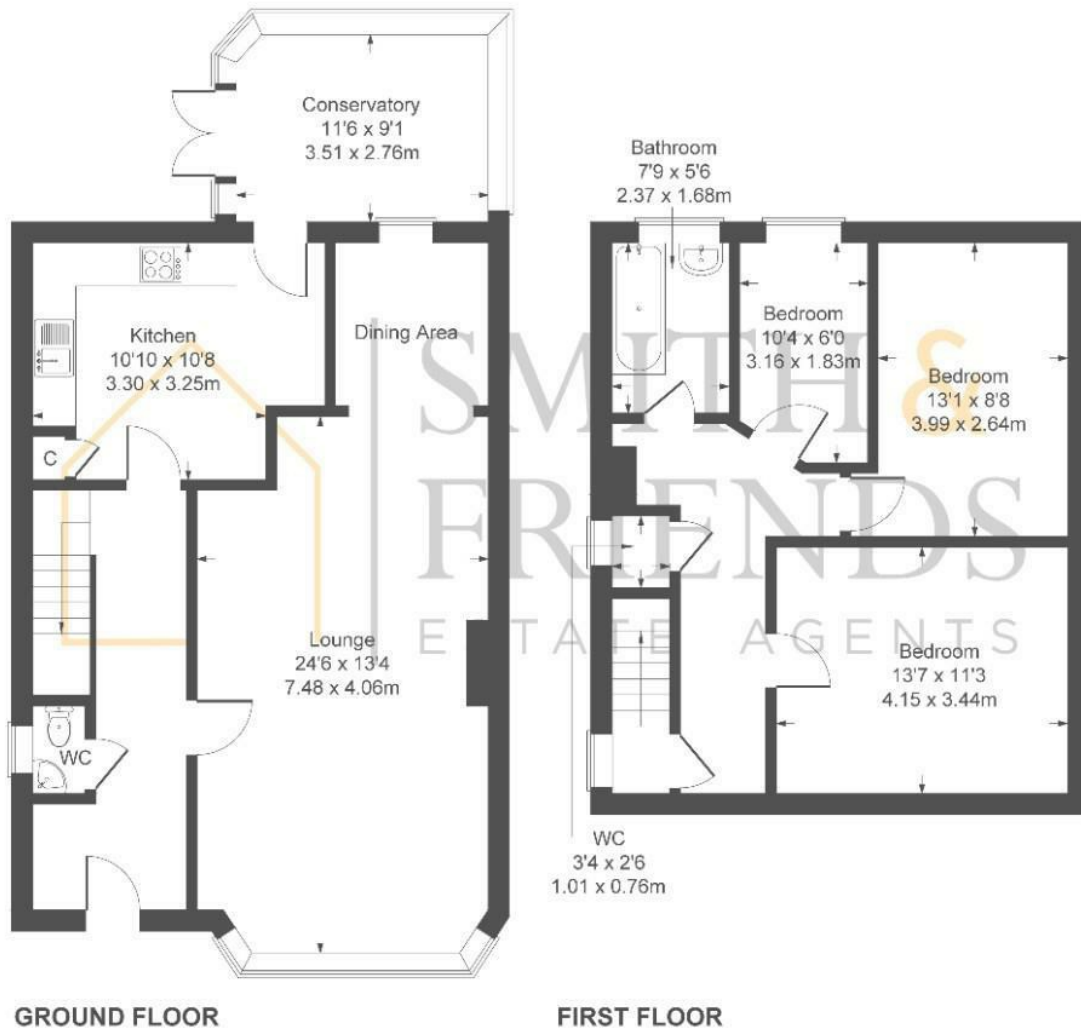
[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)



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## Selby Road

Approximate Gross Internal Area  
1292 sq ft - 120 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 |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 66                      | 80        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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