



Queens Road, TS5 6EF  
3 Bed - House - Terraced  
£165,000

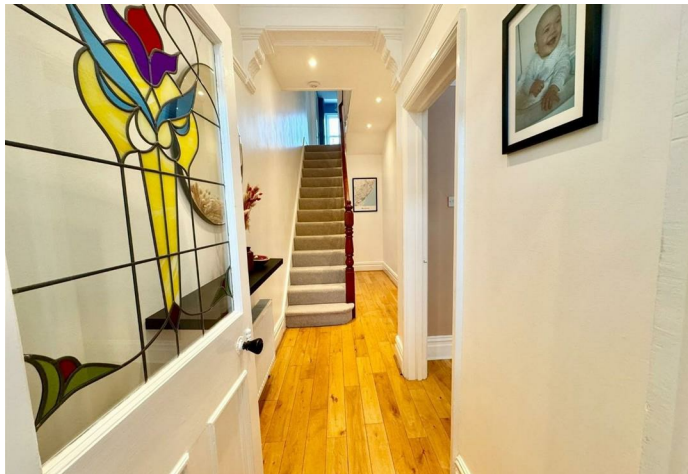
EPC Rating: D  
Tenure: Freehold  
Council Tax Band: B



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Queens Road Middlesbrough TS5 6EF

SMITH & FRIENDS are delighted to offer to the market this beautifully presented three bedroom terraced property on Queens Road in Linthorpe. The property has the benefit of three reception rooms, a modern fitted kitchen, gas central heating and original features. The deceptively spacious living accommodation briefly comprises; entrance porch leading to entrance hallway, living room and rear reception room, separate dining room and a stunning, fully equipped kitchen with access to the yard. To the first floor landing are three good size bedrooms including the impressive master bedroom and a modern bathroom fitted with a three piece white suite. Externally to the front of the property is a palisade and to the rear of the property is an enclosed yard with rear gated access. Viewings come highly recommended to fully appreciate.



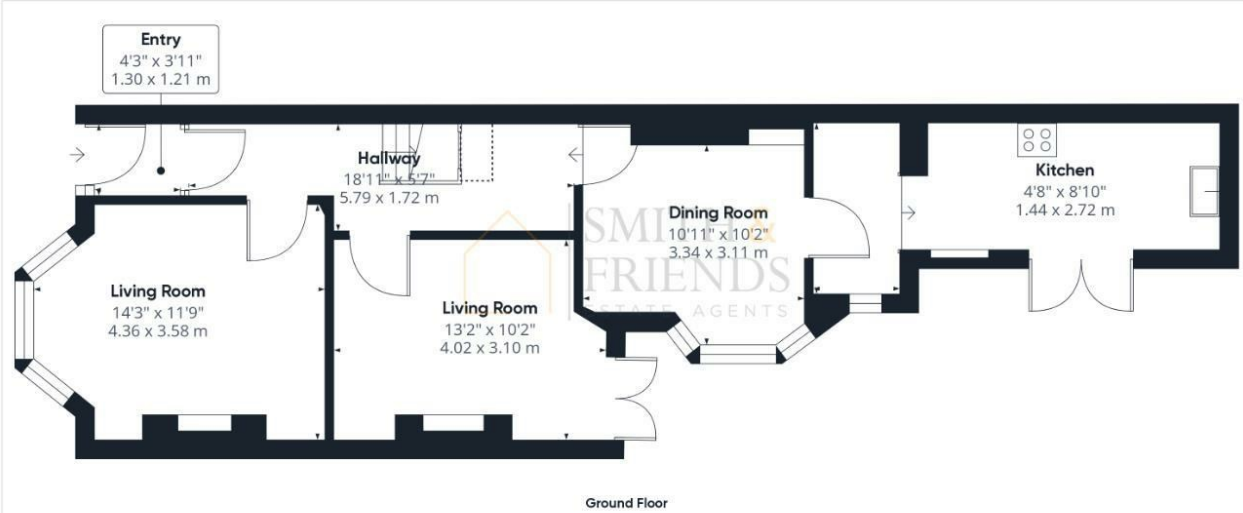




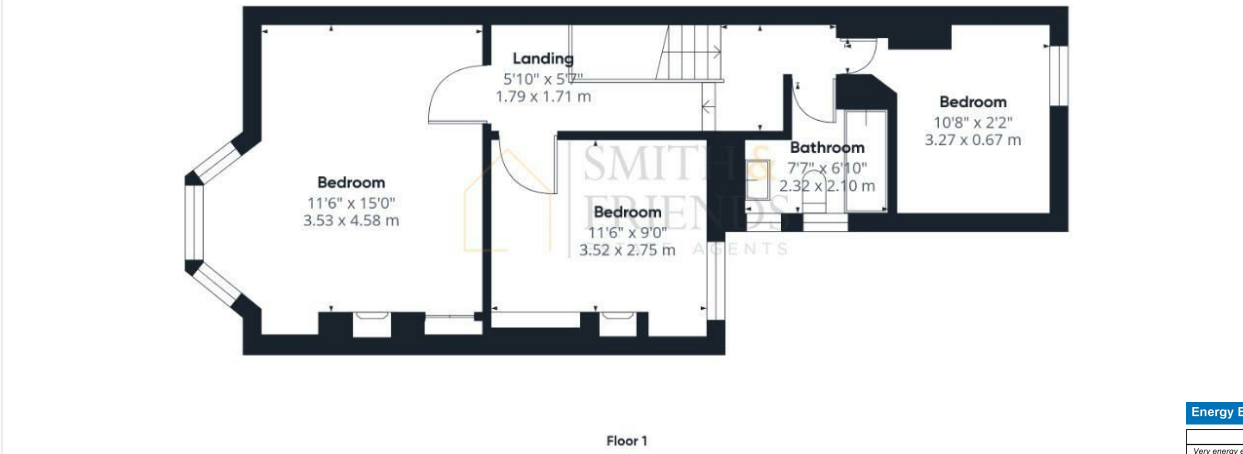








Ground Floor



Floor 1

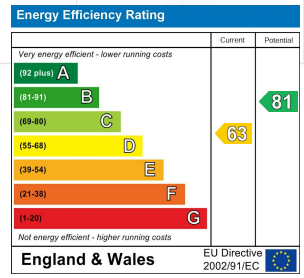
**Approximate total area<sup>(1)</sup>**  
1142.7 ft<sup>2</sup>  
106.16 m<sup>2</sup>

**Reduced headroom**  
4.2 ft<sup>2</sup>  
0.39 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.



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.

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX  
 Tel: 01642 313666  
 middlesbrough@smith-and-friends.co.uk  
 www.smith-and-friends.co.uk



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