



SMITH & FRIENDS are delighted to offer to the market for sale this three bedroom terraced home offered with the benefit of NO CHAIN INVOLVED. Moorcock Close can be accessed via Bankfields Road in Normanby and within easy reach to local amenities.

The well presented living accommodation briefly comprises; entrance hallway with rear door to the garden, generous size living room, access to the first floor, and a fitted kitchen/dining room with large under stair cupboard. To the first floor landing are three bedrooms, a family bathroom and a separate WC. Externally to the rear of the property is an enclosed yard with gated access to a single garage and small garden to the front. Viewings come highly recommended to fully appreciate.

Moorcock Close, Middlesbrough, TS6 0TR

3 Bed - House - Mid Terrace

£69,995

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



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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, conveyancing and removal 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 | | |
| (81-91) | B | | |
| (69-80) | C | | 73 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | |
| | | | 88 |

EU Directive 2002/91/EC

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