



\*\*\* SHARED OWNERSHIP 80% \*\*\* \*\* NO RENT TO PAY ON 20%

SMITH & FRIENDS are delighted to offer to the market this beautifully presented three bedroom town house built to the Souter design by Persimmon Homes. The living accommodation briefly comprises; entrance porch, living room, rear hall with stairs to the first floor, downstairs cloakroom/WC and rear attractive kitchen with access to the garden. To the first floor landing are two double bedrooms and the master bedroom fitted with a white three piece suite. To the second floor is the impressive master bedroom and en suite shower room. Externally to the rear of the property is a lovely garden, mainly laid to lawn which is not overlooked and backs onto Woodland. To the front of the property is 2 car parking spaces. Viewings come highly recommend to fully appreciate.

**Wild Cherry Way, Middlesbrough, TS8 9NL**

**3 Bedroom - House - Semi-Detached**

**£140,000**

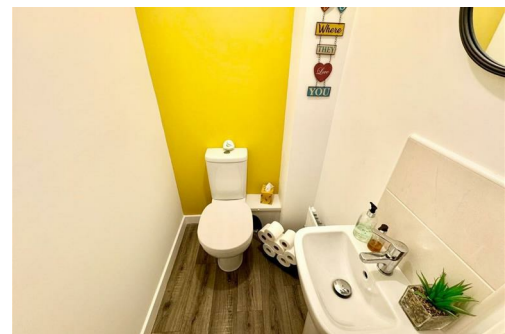
**EPC Rating: B**

**Tenure: Freehold**

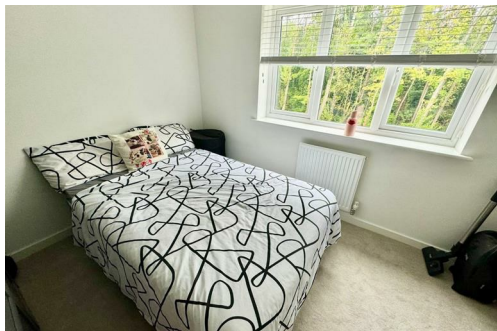
**Council Tax Band: C**



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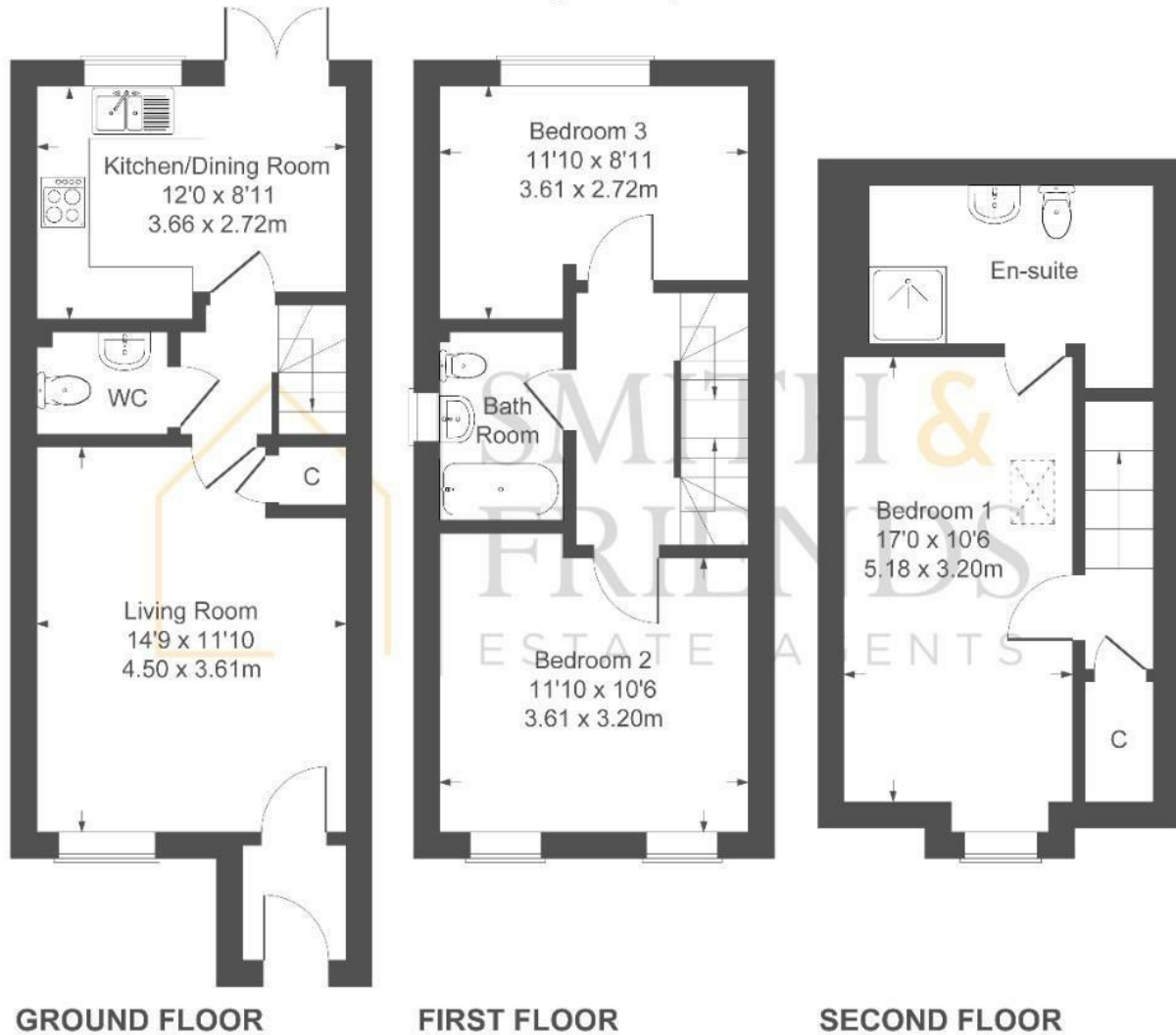
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[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

# Wild Cherry Way

Approximate Gross Internal Area  
980 sq ft - 91 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. We 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) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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SMITH &  
FRIENDS  
ESTATE AGENTS