



SMITH & FRIENDS are delighted to offer for sale this beautifully presented and updated three bedroom terraced property situated in Hemlington. The home is in good decorative order throughout and would appeal to a variety of buyers including first time buyers, home movers and investors. The deceptively spacious living accommodation briefly comprises; living room with feature wall, rear lobby with stairs to the first floor and two storage cupboards, modern fully equipped kitchen/dining room with access to the garden. To the first floor landing are three bedrooms and an attractive bathroom fitted with a three piece suite. Externally to the front is a gated garden. To the rear is a low maintenance garden fully paved, also with gated access. Viewings come highly recommended to fully appreciate.

**Edgeworth Court, Hemlington, Middlesbrough, TS8 9EP**

**3 Bed - House - Terraced**

**£90,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



# Edgeworth Court, Middlesbrough, TS8 9EP



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		87
(81-91)	B		
(69-80)	C	72	
(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	

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

