



SMITH & FRIENDS are delighted to offer to the market this beautifully presented and deceptively spacious three bedroom semi detached property situated in Nunthorpe within a quiet cul-de-sac location. The property occupies a fantastic plot with a good degree of privacy to the front and back and benefits from gas central heating and uPVC double glazing. The fantastic living accommodation briefly comprises; entrance hallway with stairs to the first floor, a larger than average living room, rear dining room, a uPVC conservatory with lovely views of the garden and a ultra modern fully equipped kitchen with island seating area. To the first floor landing are three well proportioned bedrooms and an attractive bathroom suite comprising of a four piece suite which includes; bath, walk-in shower cubicle, sink unit and WC. Externally to the rear of the property is a lovely garden which is split level and laid to lawn and patio with mature shrubs. To the front of the property is a well presented garden with a drive for parking to the side. Early viewing is essential to fully appreciate.

Beadlam Avenue, Nunthorpe, Middlesbrough, TS7 0DT

3 Bed - House - Semi-Detached

£235,000

EPC Rating: E

Council Tax Band: D

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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		80	51
EU Directive 2002/91/EC			

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