

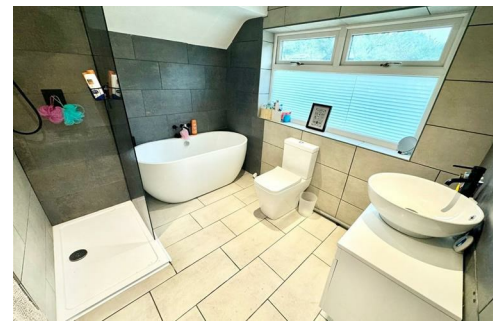


SMITH & FRIENDS are delighted to offer to the market this modern three bedroom semi detached property situated on The Avenue in Nunthorpe. The location is within easy reach to Nunthorpe train station, well regarded schools and local amenities. The deceptively spacious living accommodation briefly comprises; porch, lengthy entrance hall with stairs to the first floor, living room, reception room with door to the side, a modern open plan kitchen/dining room leading into a study/breakfast room. To the first floor landing are three well proportioned bedrooms and a bathroom fitted with a three piece suite. Externally to the front of the property is a double width driveway providing off road parking leading to the integral garage. To the rear of the property is a split level garden which has huge potential. Viewings come highly recommended to fully appreciate.

**The Avenue, Nunthorpe, Middlesbrough, TS7 0AB**  
**3 Bed - House - Semi-Detached**  
**£235,000**  
**EPC Rating: D**  
**Council Tax Band: C**  
**Tenure: Freehold**



# The Avenue, Middlesbrough, TS7 0AB



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	59	77
(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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