



SMITH & FRIENDS are delighted to offer to the market this modern two bedroom end of terraced home which can be accessed via West Lane off Newport Road. The property is within close proximity to motorway links, Middlesbrough Town Centre, local schools and amenities. The well presented living accommodation briefly comprises; entrance hall with stairs to the first floor, spacious living room, modern fitted kitchen with a good range of fitted units and built in oven & hob, downstairs cloakroom/WC and rear porch. To the first floor landing are two double bedrooms and a bathroom fitted with a white three piece suite. Externally the property occupies a fantastic plot with a driveway providing off-road parking. The front garden laid to lawn with paved pathway to front entrance door. To the rear is an enclosed garden which is mainly laid to lawn. Viewings come highly recommended to fully appreciate.

Aidan Court, Middlesbrough, TS5 4BP

2 Bed - House - End Terrace

Offers In The Region Of £119,950

EPC Rating: C

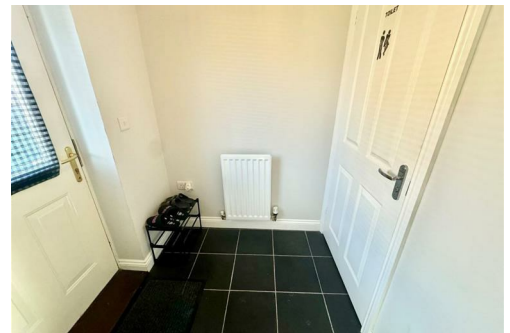
Council Tax Band: B

Tenure: Freehold



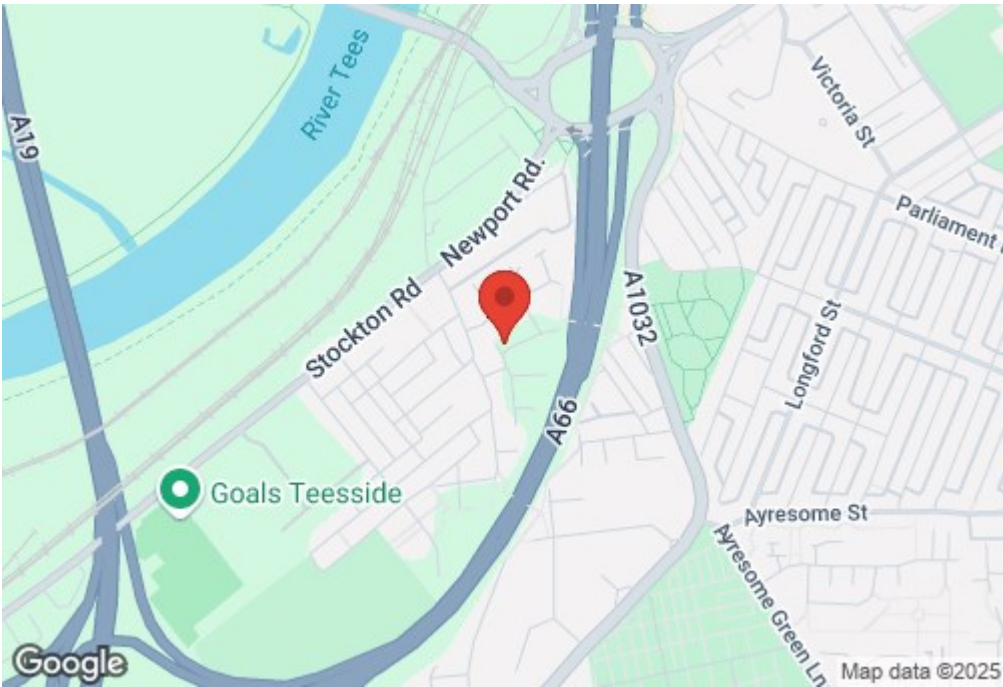
**SMITH &
FRIENDS**
ESTATE AGENTS

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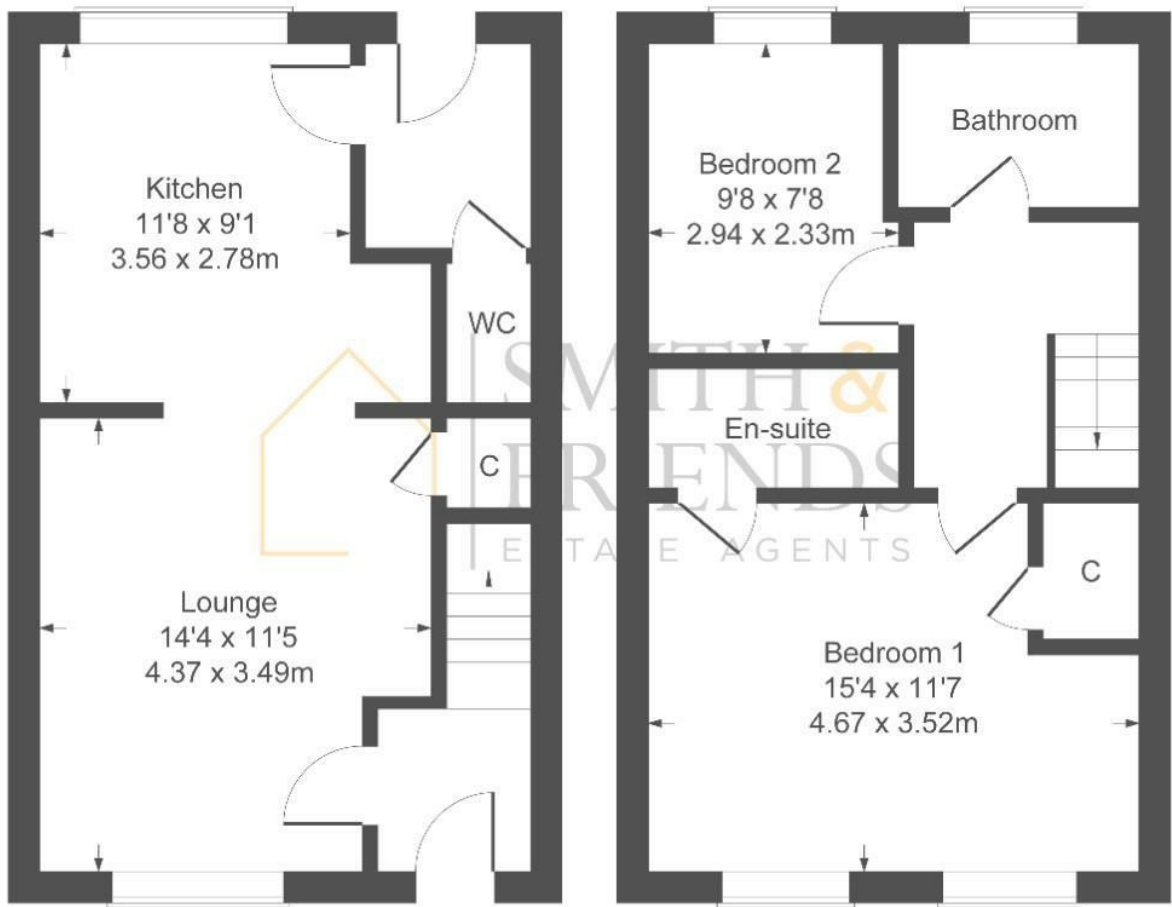
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Aidan Court

Approximate Gross Internal Area
797 sq ft - 74 sq m



GROUND FLOOR

FIRST FLOOR

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. Smith & Friends Estate Agents 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		91
(81-91) B	79	
(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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