



SMITH & FRIENDS are delighted to offer to the market this deceptively spacious three bedroom terraced property situated in the ever so popular Great Ayton. The living accommodation briefly comprises; entrance hallway, living room, kitchen leading to dining room area and rear utility with storage outhouse. To the first floor landing are three bedrooms and a modern shower room. Externally to the rear is a generous size garden which is mainly laid to lawn with paved area. To the front of the property is gated access with parking for 1-2 vehicles. Viewings come highly recommended to fully appreciate.

Captain Cooks Way, Great Ayton, Middlesbrough, TS9 6BD

3 Bed - House - Mid Terrace

£140,000

EPC Rating: E

Council Tax Band: B


Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

Captain Cooks Way, Middlesbrough, TS9 6BD



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		79
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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