



SMITH & FRIENDS are delighted to offer to the market this deceptively spacious four bedroom terraced property situated in Linthorpe. The well presented living accommodation briefly comprises; entrance porch leading to lengthy entrance hallway, two reception rooms and an extended modern kitchen/ dining room. To the first floor landing are four bedrooms and a modern shower room fitted with a three piece suite. To the front of the property is gated access and a pleasant garden. To the rear of the property is a generous size garden which is laid to lawn. There is also rear access via a security door to a brick storage outhouse. Viewings come highly recommended to fully appreciate.

PLEASE NOTE THE PROPERTY IS SITUATED IN A CONSERVATION AREA.

**Linden Grove, Middlesbrough, TS5 5NF**  
**4 Bed - House - Terraced**  
**£205,000**  
**EPC Rating: C**  
**Council Tax Band: C**  
**Tenure: Freehold**





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Approximate total area<sup>(1)</sup>  
1379.38 sq ft  
128.15 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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		
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		EU Directive 2002/91/EC
Current	Potential	
70	84	

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

