



SMITH & FRIENDS are delighted to offer for sale this well proportioned three bedroom semi-detached property situated on pleasant cul-de-sac in Tollesby and within easy reach to popular local amenities and schools. The spacious living accommodation briefly comprises; generous entrance hallway, two good size reception rooms and a fully equipped kitchen with base and wall units and access to the rear garden. To the first floor are three bedrooms and a family bathroom with three piece white suite. Externally to the rear of the property is an enclosed block paved garden with wooden storage shed. To the front aspect is a block paved driveway providing off road parking and accessing an attached garage

**Benton Road, Middlesbrough, TS5 7PQ**

**3 Bed - House**

**Reduced To £150,000**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Freehold**



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.

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC