

SMITH & FRIENDS are delighted to offer to the market this deceptively spacious property situated in the popular TS3 area and within easy reach to local schools, motorway links and amenities. The well presented living accommodation briefly comprises; entrance hall, downstairs cloakroom/WC, good size kitchen/ diner and lounge to the rear with French doors opening to the garden. To the first floor landing are two bedrooms and a family bathroom. There is also a fixed staircase from a study area leading to the second floor master bedroom which has the benefit of an en suite shower room. Externally to the rear is a private enclosed garden which is mainly decked and lawn area. There is also gated access to a detached garage and one parking space. Viewings come highly recommended to fully appreciate.

James Street, Middlesbrough, TS3 6LX

3 Bed - House - Townhouse

£129,950

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

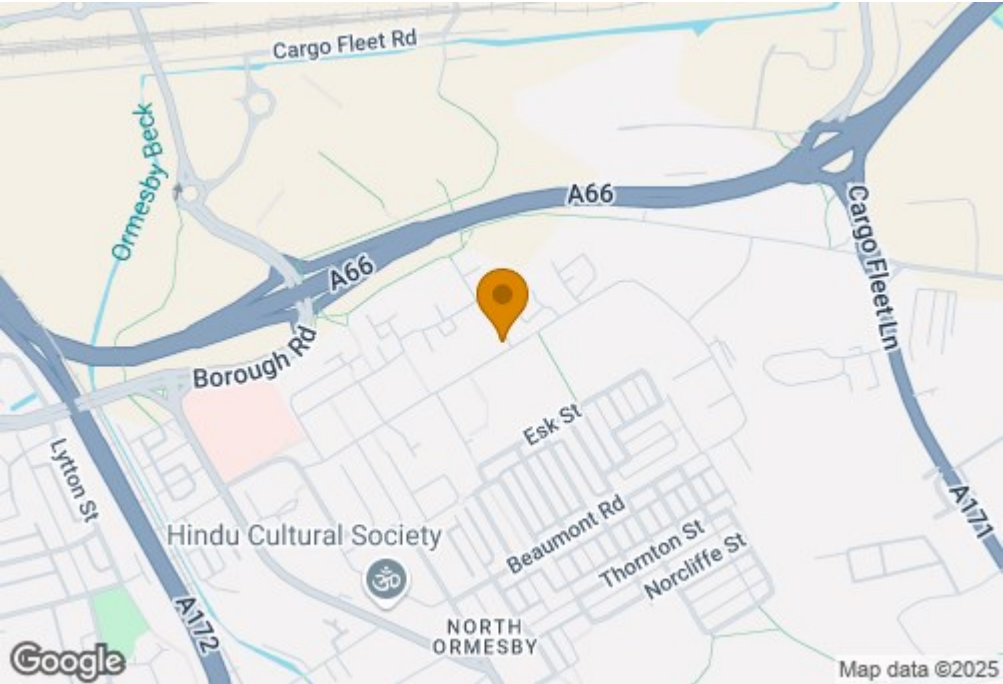


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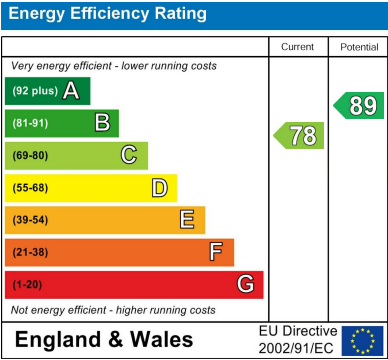
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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.



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