



SMITH & FRIENDS are delighted to offer this three bedroom semi-detached property in Eston, that offers great potential for modernisation with NO CHAIN INVOLVED. The accommodation briefly comprises; entrance hallway with stairs to the first floor spacious living room and kitchen. To the first floor are three good-sized bedrooms and family bathroom. Externally to the front and rear of the property is a good sized garden.

**Sleights Crescent, Middlesbrough, TS6 8HF**

**3 Bed - House**

**£80,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



# Sleights Crescent, Middlesbrough, TS6 8HF



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		69	83
(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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