



This beautifully presented three-bedroom mid-terraced house in the TS5 postcode offers a perfect blend of modern living and classic charm. Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining. The fitted kitchen is contemporary, offering ample storage and workspace. Upstairs, three generous bedrooms provide comfort, with the master bedroom offering ample space. The modern four-piece family bathroom includes a separate shower, combining luxury with practicality. Additionally, an attic room provides further versatile space, perfect for an office or playroom. Externally, the house boasts well-maintained gardens to both the front and rear, ideal for outdoor enjoyment. Situated in a desirable location, this property enjoys excellent local amenities, including shops, schools, and transport links, making it a highly convenient choice for families or professionals. This home offers the perfect balance of style, space, and convenience.

Council tax Band :

EPC rating:

Brompton Road, Middlesbrough, TS5 6JU

3 Bedroom - House - Mid Terrace

Offers Over £140,000

EPC Rating: D

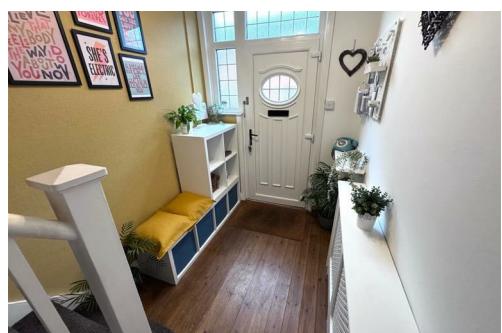
Tenure: Freehold

Council Tax Band: B



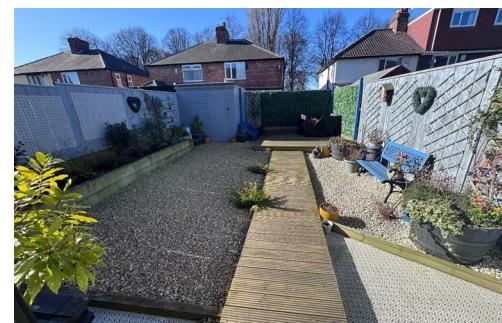
**SMITH &
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ESTATE AGENTS

Brompton Road, Middlesbrough, TS5 6JU



www.smith-and-friends.co.uk

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Ground Floor



Floor 1

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. We 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

