



SMITH & FRIENDS are delighted to offer to the market this two double bedroom terraced property which can be sold with VACANT POSSESSION. The property is situated within central North Ormesby Location and only a short drive to Middlesbrough Town Centre and motorway links . The spacious accommodation briefly comprises; entrance hallway with stairs to the first floor, two reception rooms, fitted kitchen with access to the rear, two double first floor bedrooms, with the shower room off the master bedroom. Externally to the front of the property is street parking and to the rear is an enclosed yard. Viewings come highly recommended to fully appreciate.

**\*\* PROPERTY IS PART OF THE SELECTIVE LANDLORD LICENSING SCHEME \*\***

**Maltby Street, Middlesbrough, TS3 6PA**  
**2 Bed - House - Terraced**  
**£65,000**  
**EPC Rating: D**  
**Council Tax Band: A**  
**Tenure: Freehold**

 **SMITH & FRIENDS**  
 ESTATE AGENTS

Maltby Street, Middlesbrough, TS3 6PA



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) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-58) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC