



SMITH & FRIENDS are delighted to offer to the market this well presented three bedroom semi detached constructed by Gleeson Homes to their Woodford design. The well proportioned modern accomodation briefly comprises; entrance hall, living room that leads into an modern open-plan kitchen-diner with French doors out to the garden and downstairs cloakroom/WC. To the first floor landing is a master bedroom complete with en-suite shower room and a separate family bathroom. Externally there is a convenient integral garage and parking. To the rear is a generous size south facing garden which is enclosed and mainly laid to lawn. Viewings come highly recommended to fully appreciate.

Springfield Road, Middlesbrough, TS5 4LT

3 Bed - House - Semi-Detached

£155,000

EPC Rating: B

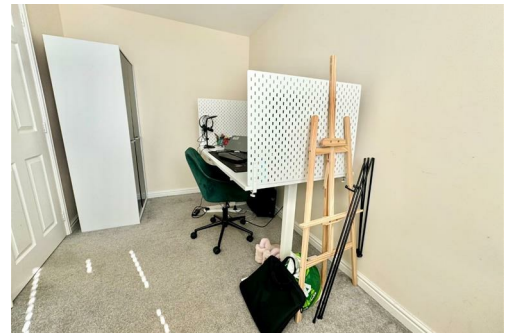
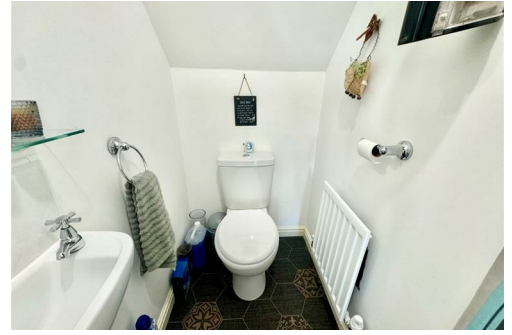
Council Tax Band: B

Tenure: Freehold



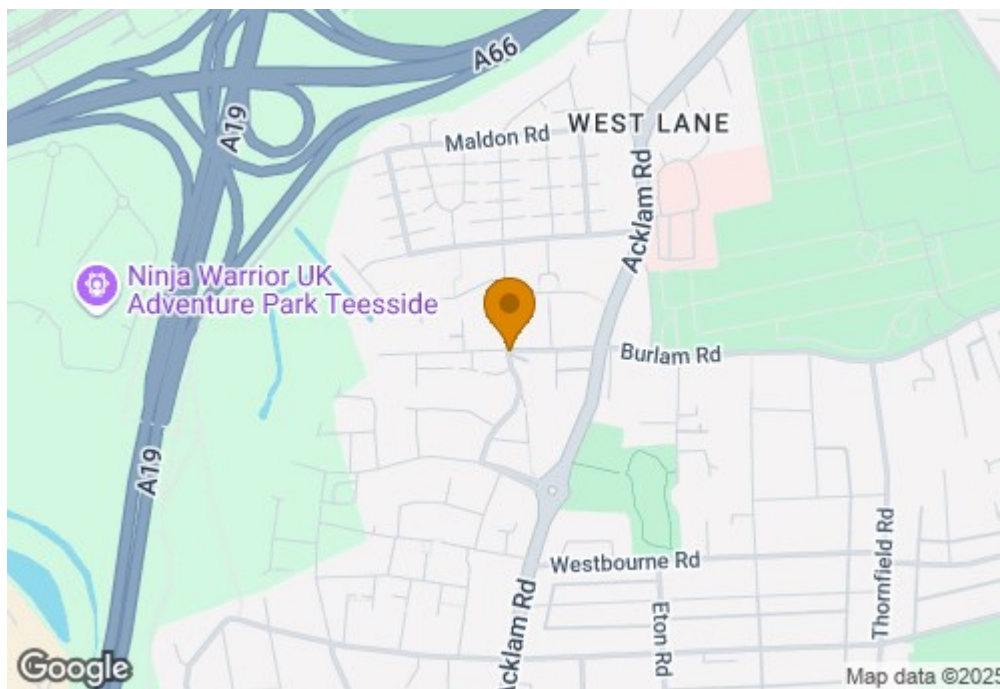
**SMITH &
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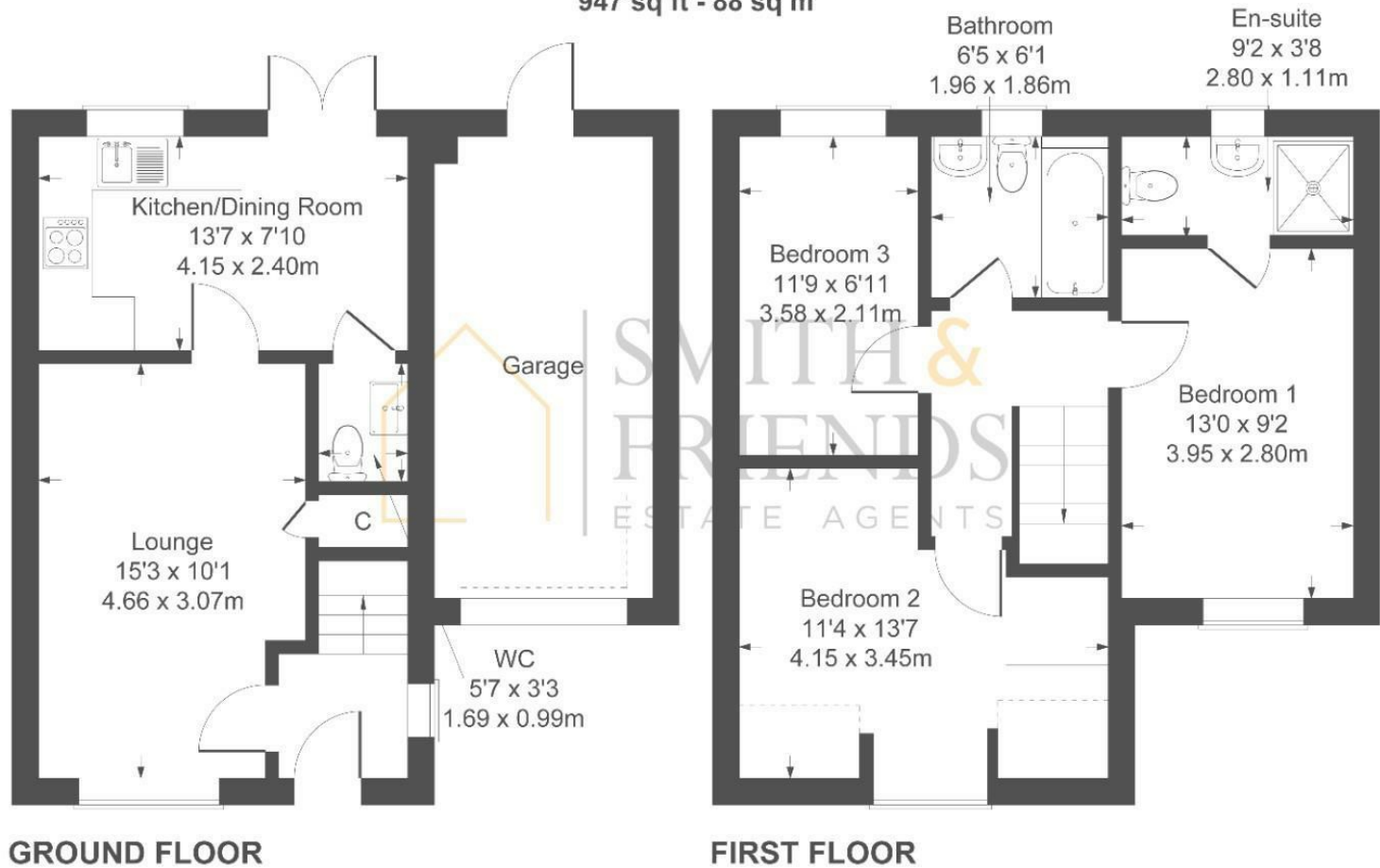
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Approximate Gross Internal Area
947 sq ft - 88 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(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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