



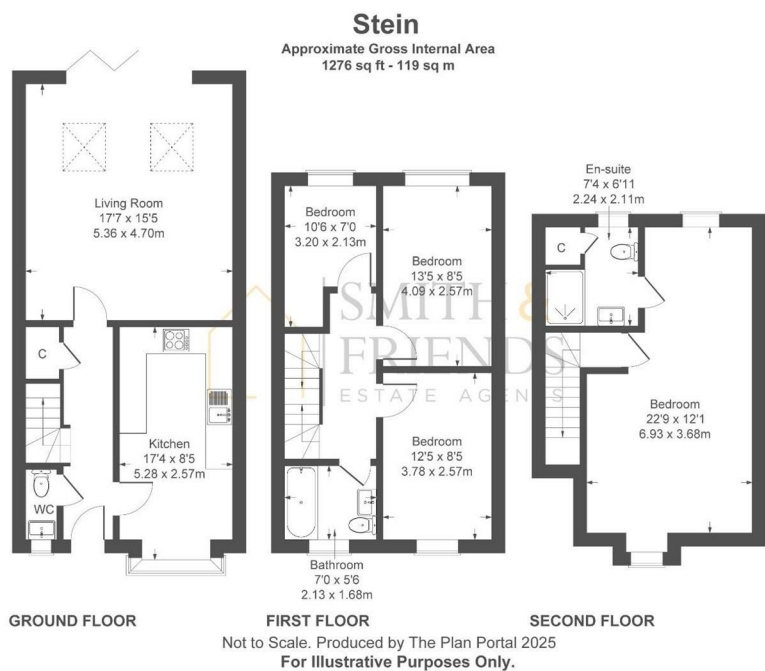
SMITH & FRIENDS are delighted to offer to the market this two story, four bedroom property built by Storey Homes and offering versatile accommodation across three floors. The home is offered with NO CHAIN INVOLVED and an internal inspection comes highly recommended to fully appreciated.

The accommodation briefly comprises; entrance hall, cloakroom/WC and fully fitted kitchen/diner and living room opening onto the garden. On the first floor are three bedrooms and the family bathroom, whilst the second floor benefits from the master bedroom with en-suite. To the rear of the property is a good size garden with useful patio area. To the front is a well maintained garden, with a drive to the side and access to the rear. Viewings come highly recommended to fully appreciate.

Stein Grove, Middlesbrough, TS5 8DJ
4 Bed - House - Semi-Detached
Reduced To £220,000
EPC Rating: B
Council Tax Band: D
Tenure: Freehold



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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, 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			95
(81-91) B		85	
(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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