

SMITH & FRIENDS are delighted to offer to the market this well presented three bedroom semi detached property situated on a popular Avenue in TS5 and occupying a generous corner plot. The living accommodation comprises; entrance hallway with stairs to the first floor, open plan living/dining area, converted cupboard housing a toilet (no sink) and a good size fully equipped kitchen with access to the garden. To the first floor landing are three bedrooms and a modern bathroom fitted with a white three piece suite. Externally to the front of the property, the driveway is laid to Resin and providing off street parking. To the rear is a generous size garden which is mainly laid to lawn. To the front of the property is off street parking for 2 vehicles. Viewings come highly recommend to fully appreciate.


Ridley Avenue, Middlesbrough, TS5 7AP
3 Bed - House - Semi-Detached
£170,000
EPC Rating: D
Council Tax Band: B
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			
(81-91) B			
(69-80) C			72
(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	

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