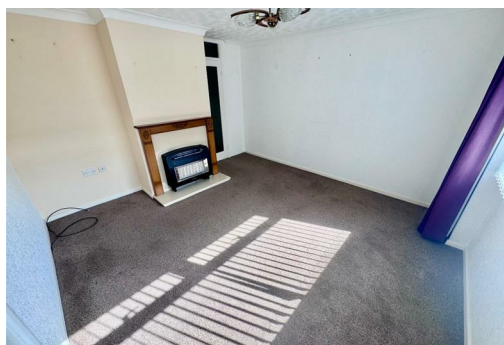




Well-Presented Three-Bedroom Semi-Detached Home in Popular TS5 Location

Situated in a quiet cul-de-sac within the desirable TS4 area, this attractive three-bedroom semi-detached property offers spacious and versatile accommodation ideal for families or first-time buyers. Built circa 1960s, the home features off-street parking, a detached garage, and a private enclosed rear garden that is not overlooked—perfect for enjoying outdoor living in privacy.

This well-maintained property boasts a generous layout with bright and airy living spaces throughout, all within easy reach of local amenities, schools, and transport links. Early viewing is strongly recommended to fully appreciate the excellent location and potential this home has to offer.

Chippenham Road, Middlesbrough, TS4 3PL

3 Bed - House - End Terrace

£95,000

EPC Rating: E

Council Tax Band: A

Tenure: Freehold



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Chippenham Road, Middlesbrough, TS4 3PL



Entrance Hall

Lounge

Kitchen/ Dining Room

First Floor Landing

Master Bedroom

Bedroom

Bedroom

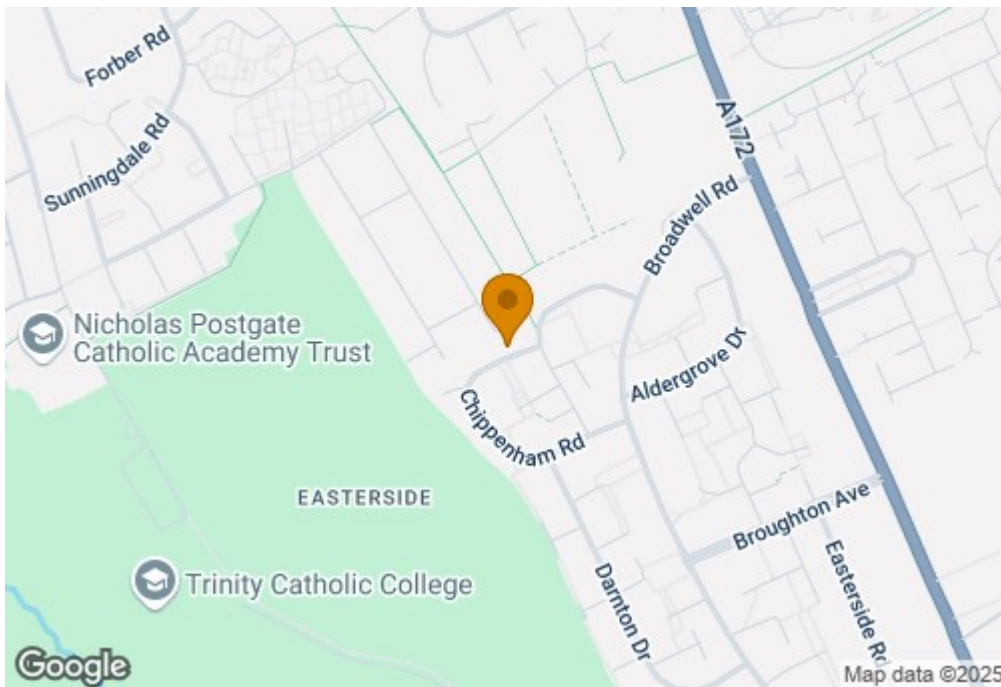
Bathroom

Separate WC



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
770 ft²
71.6 m²
Reduced headroom
8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom:
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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		85
(81-91) B		
(69-80) C		
(55-68) D	54	
(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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