

SMITH & FRIENDS are delighted to offer to the market this beautifully presented three bedroom link detached family home located within Coulby Newham and offered with the benefit of NO CHAIN INVOLVED. The spacious living accommodation briefly comprises entrance hall with stairs to the first floor, open plan living /dining space and a fitted kitchen which provides access to the rear garden. To the first floor landing are three bedrooms and a family bathroom fitted with a four piece suite. Externally to the front is a paved driveway providing off street parking leading to the garage. To the rear is a generous size garden which is mainly laid to lawn and offers a high degree of privacy.

Viewings come highly recommended to fully appreciate.

Paddock Wood, Middlesbrough, TS8 0SA

3 Bed - House - Link Detached

£180,000

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



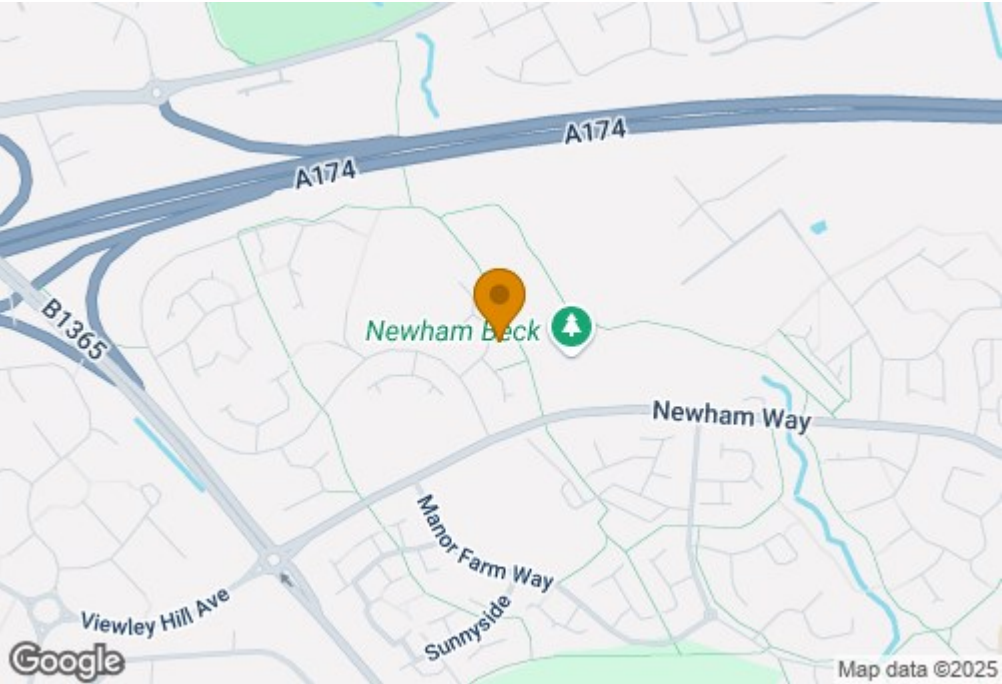
**SMITH &
FRIENDS**
ESTATE AGENTS

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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 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		83
(81-91) B		
(69-80) C	69	
(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

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

01642 313666

middlesbrough@smith-and-friends.co.uk

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