



Smith and Friends are pleased to offer for sale this well appointed three bedroom end of terrace house.

Spacious and Light 3-Bedroom Home – 48% Shared Ownership with Thirteen Group

A fantastic opportunity to purchase a 48% share in this well-presented and spacious three-bedroom home, offered through the Thirteen Group shared ownership scheme.

The property boasts a bright and airy layout throughout, featuring a modern fitted kitchen, generous living space, and three well-proportioned bedrooms, one of which benefits from its own en-suite shower room.

Externally, the home offers off-street parking, an integral garage, and enclosed rear gardens—perfect for families or those looking for a comfortable and practical living space.

Ideal for first-time buyers or those looking to step onto the property ladder, this property provides excellent value in a desirable location.

EPC Rating : B
Council Tax Band B

Rousham Gardens, Middlesbrough, TS5 4GJ

3 Bed - House - End Terrace

£64,800

EPC Rating: C

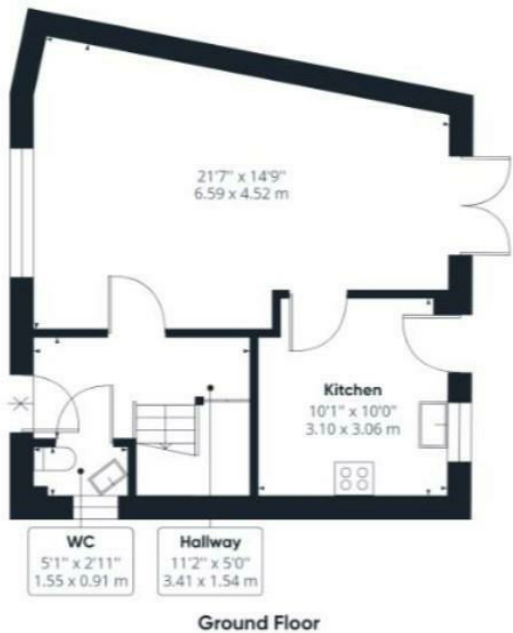
Council Tax Band: B

Tenure: Leasehold



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- Entrance Hall
- Lounge/ Dining Room
- Kitchen
- WC / Cloakroom
- First Floor Landing
- Master Bedroom
- En-Suite Shower Room
- Bedroom
- Bedroom
- Bathroom



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 | | 90 |
| (81-91) B | | 77 |
| (69-80) C | | |
| (55-58) 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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