



Smith and Friends are delighted to bring to the market this generously proportioned three-bedroom semi-detached home, ideally positioned within walking distance of James Cook University Hospital, this well presented property is will make an ideal purchase for any first time buyer or growing family. Boasting off-road parking along with a generous rear garden.

The accommodation briefly comprises: welcoming entrance hall, a bright lounge with dual aspect windows, and a spacious dining kitchen fitted with a range of matching wall and base units. There is also access to storage outhouses.

To the first floor are three well-proportioned bedrooms and a family bathroom with a three-piece white suite.

Externally, the front and rear gardens are mainly laid to lawn and attractively stocked with a variety of shrubs and mature trees. Additional benefits include driveway parking.

**Newington Road, Middlesbrough, TS4 3ER**

**3 Bed - House**

**£125,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**






Newington Road, Middlesbrough, TS4 3ER



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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		
(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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